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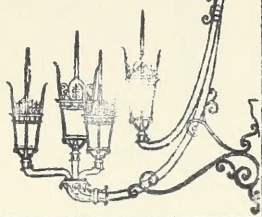
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FENWAY URBAN RENEWAL PROJECT
Project No. Mass. R-
APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT

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Boston, Massachusetts

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Project No. Mass. R-

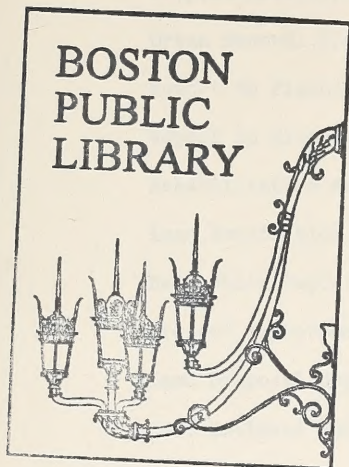
FENWAY URBAN RENEWAL AREA

FINAL PROJECT REPORT

PART I

of

APPLICATION FOR LOAN AND GRANT



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Boston Redevelopment Authority

Boston 8, Mass.

November 1965

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LIST OF MAPS

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NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO
MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN
INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

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APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

APPLICATION FOR LOAN AND GRANT: Form H-612

CODE NO. R-201(1)

Form H-612 is submitted herewith.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONAPPLICATION FOR LOAN AND GRANT
(Slum Clearance and Urban Renewal Program)

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Fenway Urban Renewal Area

PROJECT NUMBER

Mass. R-

DATE RECEIVED (To be filled in by HHFA)

INSTRUCTIONS: Prepare original and 4 conformed copies for HHFA. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

A. CORPORATE NAME OF APPLICANT

Boston Redevelopment Authority

B. TYPE OF APPLICATION

- ☒ Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
☐ Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

- ☒ Initial application
☐ Revision of previously approved application dated _____, 19____, for purpose of:
☐ Change in project area boundaries ☐ Revision in Relocation Grant
☐ Revision in Temporary Loan ☐ Revision in Rehabilitation Grant
☐ Revision in Project Capital Grant ☐ Other (Explain)

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER

AMOUNT OF CONTRACT

AMOUNT ADVANCED UNDER CONTRACT

R - 48

\$ 194,850

\$ 194,850

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and

Planning Budget No. _____, approved by HHFA on _____, 19____: \$ _____

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE
(Check applicable items)

TOTAL AMOUNT

COMPLETE ONLY IF REVISION

AMOUNT OF CHANGE
(+) or (-)☒ TEMPORARY LOAN

\$ 14,296,362

() \$

☒ PROJECT CAPITAL GRANT

\$ 10,759,183

() \$

☒ 2/3 3/4 Basis:

- ☐ Limited project costs
☐ Municipality with population of 50,000 or less
☐ In Redevelopment Area, municipality with population of more than 50,000

☒ RELOCATION GRANT

\$ 633,980

() \$

☐ REHABILITATION GRANT

\$

() \$

PROGRAM ☒ Title I of the Housing Act of 1949, as amended to date☐ Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

H. CATEGORY OF PROJECT ELIGIBILITY

Enter Roman numeral designation as checked on Form H-6120, Summary of Project Data: VII
If project is under "disaster area" provisions of Section 111 of Title I, check here: ☐

I. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: June, 1971¹
(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	STARTING DATE (Month and Year)	COMPLETION DATE (Month and Year)
1. Land acquisition	October 1966	June 1970
2. Relocation of site occupants	November 1966	October 1970
3. Demolition and site clearance	December 1966	February 1971
4. Site preparation, including installation of project improvements	January 1967	April 1971
5. Disposition of land in project area	February 1967	May 1971
6. Rehabilitation or conservation, to meet project completion requirements	July 1966	June 1971

L. PROJECT AREA BOUNDARIES²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on _____, 19____.
(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this _____ day of _____, 19____.

[SEAL]

Boston Redevelopment Authority
Corporate Name of Applicant

By _____
Signature

Development Administrator
Title

City Hall Annex
Address

Boston, Massachusetts 02108
City, State, and ZIP Code

¹ For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 1, 2, and 3, and leave Lines 4, 5, and 6 blank.
² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

APPLICATION FOR LOAN AND GRANT: Boundary
Description

CODE NO. R-201(2)

The Fenway Urban Renewal project area is bounded and described as follows:

That certain tract of land, referred to as the Fenway Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

BEGINNING at the intersection of the extended westerly sideline of Charlesgate West and southerly sideline of Newbury Street;

Thence turning and running easterly along the southerly sideline of Newbury Street and Newbury Street extended to the southwesterly sideline of Massachusetts Avenue;

Thence turning and running northwesterly along the southwesterly sideline of Massachusetts Avenue to the northwesterly sideline of Newbury Street;

Thence turning and running northeasterly along the northwesterly sideline of Newbury Street to the northeasterly sideline of Hereford Street;

Thence turning and running southeasterly along the northeasterly sideline of Hereford Street and across Boylston Street to the southeasterly sideline of Boylston Street;

Thence turning and running southwesterly along the southeasterly sideline of Boylston Street to the northeasterly sideline of Dalton Street;

Thence turning and running southeasterly along the northeasterly sideline of Dalton Street to the northeasterly sideline of Belvidere Street;

Thence turning and running southeasterly (but more easterly than said last-mentioned direction) along the northeasterly sideline of Belvidere Street to the northwesterly sideline of Huntington Avenue;

Thence turning and running northeasterly along the northwesterly sideline of Huntington Avenue to the extended northeasterly sideline of Harcourt Street;

Thence turning and running southeasterly along the northeasterly sideline of Harcourt Street to the extended northwesterly sideline of St. Botolph Street;

Thence turning and running southwesterly along the northwesterly sideline of St. Botolph Street to the northeasterly property line of the property identified on the Property Map as 39 St. Botolph Street;

Thence turning and running northwesterly along the northeasterly and northerly property lines of said 39 St. Botolph Street to the southeasterly sideline of Public Alley 401;

Thence turning and running southwesterly along the southeasterly sideline of Public Alleys 401, 402, and 403 to the northeasterly sideline of Cumberland Street;

Thence turning and running southeasterly along the northeasterly sideline of Cumberland Street to the northwesterly sideline of St. Botolph Street;

Thence turning and running southwesterly along the northwesterly sideline of St. Botolph Street to the southwesterly property line of the property identified on the Property Map as 145 St. Botolph Street (Charles C. Perkins School);

Thence turning and running northwesterly along the southwesterly property line of said 145 St. Botolph Street (Charles C. Perkins School) to the southeasterly sideline of Public Alley 404;

Thence turning and running southwesterly along the southeasterly sideline of Public Alley 404 to the northeasterly sideline of Public Alley 405;

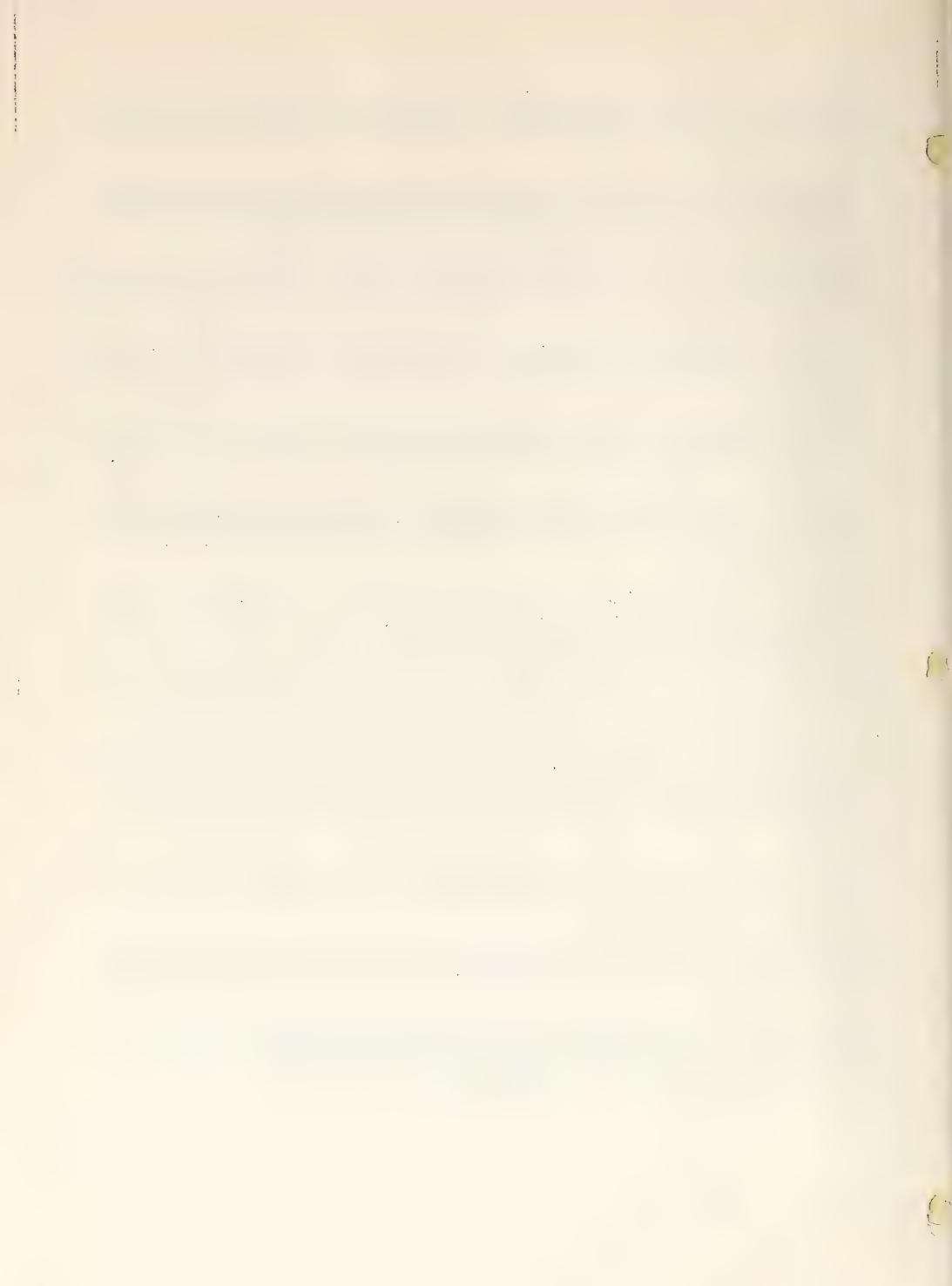
Thence turning and running southeasterly along the northeasterly sideline of Public Alley 405 extended to the midline of the right-of-way of the main line of the New York, New Haven & Hartford Railroad (said midline being the boundary of the South End Urban Renewal Project Area, No. Mass. R-56);

Thence turning and running southwesterly along the midline of the New York, New Haven & Hartford Railroad right-of-way to the southwesterly sideline of Ruggles Street;

Thence turning and running northwesterly along the southwesterly sideline of Ruggles Street to the southeasterly sideline of Annunciation Road;

Thence turning and running southwesterly, southeasterly, southwesterly and northwesterly along the southeasterly, northeasterly, southeasterly and southwesterly sidelines, respectively, of Annunciation Road to the southeasterly sideline of Parker Street;

*



Thence turning and running southwesterly along the southeasterly sideline of Parker Street to the extended southwesterly sideline of Ward Street;

Thence turning and running northwesterly along the southwesterly sideline of Ward Street to the southeasterly sideline of St. Alphonsus Street;

Thence turning and running southwesterly along the southeasterly sideline of St. Alphonsus Street to the southwesterly sideline of McGreevey Way;

Thence turning and running northwesterly along the southwesterly sideline of McGreevey Way and thence of Longwood Avenue to the southwesterly sideline of Huntington Avenue;

Thence turning and running southwesterly along the southeasterly sideline of Huntington Avenue to the extended northeasterly sideline of Francis Street;

Thence turning and running northwesterly along the northeasterly sideline of Francis Street to the northwesterly sideline of Netherlands Road;

Thence turning and running southwesterly along the northwesterly sideline of Netherlands Road to the corporate limits of the City of Boston;

Thence turning and running generally northeasterly along the corporate limits of the City of Boston to the southeasterly sideline of the Massachusetts Bay Transportation Authority right-of-way;

Thence turning and running northeasterly along the southeasterly sideline of the Massachusetts Bay Transportation Authority right-of-way to the northeasterly sideline of Park Drive;

Thence turning and running southeasterly, northeasterly and northerly along the northeasterly, northwesterly and westerly sidelines, respectively, of Park Drive to the extended northeasterly sideline of Ipswich Street;

Thence turning and running northwesterly along the extended northeasterly sideline of Ipswich Street to the northwesterly sideline of Boylston Street;

Thence turning and running northeasterly along the northwesterly sideline of Boylston Street to the extended westerly sideline of Charlesgate West;

Thence turning and running northerly along the extended westerly sideline of Charlesgate West to the point of beginning.

APPLICATION FOR LOAN AND GRANT
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PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LABOR STANDARDS

CODE NO. R-202

An approved form H-647, Determination of Prevailing Salaries of Technical Positions, is on file with the Boston Redevelopment Authority.

1. *Phragmites australis* (Cav.) Trin. ex Steud.
 2. *Phragmites australis* (Cav.) Trin. ex Steud.
 3. *Phragmites australis* (Cav.) Trin. ex Steud.
 4. *Phragmites australis* (Cav.) Trin. ex Steud.
 5. *Phragmites australis* (Cav.) Trin. ex Steud.
 6. *Phragmites australis* (Cav.) Trin. ex Steud.
 7. *Phragmites australis* (Cav.) Trin. ex Steud.
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 9. *Phragmites australis* (Cav.) Trin. ex Steud.
 10. *Phragmites australis* (Cav.) Trin. ex Steud.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT PHOTOGRAPHS

CODE NO. R-203

Project photographs are submitted separately with this report, and include:

- (1) One aerial photograph showing the entire project area.
- (2) A series of four closeup photographs illustrating existing blighting conditions and structures considered to be subject to clearance, conservation or reconditioning.
- (3) Four photographs of architectural drawings or models of the project area after completion of the project.

APPLICATION FOR LOAN AND GRANT
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Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COMMUNITY REQUIREMENTS DATA

CODE NO. R-211

Evidence establishing the ability of the City of Boston to meet all code adoption and enforcement requirements as well as general plan requirements with respect to the project is contained in the latest submission for recertification of the Workable Program for Community Improvement.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Basis for Boundary
 Revisions

CODE NO. R-212(1)

Not applicable.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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BINDER NO.

Fenway Urban Renewal Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Project Area Maps

CODE NO. R-212(2)

The following maps are submitted under separate cover:

Map 5: Existing Land Use

Map 6: Building Deficiencies and Proposed Treatment Areas

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Form H-6120

CODE NO. R-212(3)(a)(1)

Form H-6120 is attached herewith.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONSUMMARY OF PROJECT DATA
(Urban Renewal Program)PROJECT LOCALITY
Boston, MassachusettsPROJECT NAME
Fenway Urban Renewal AreaPROJECT NUMBER
Mass. R-CONGRESSIONAL DISTRICT IN WHICH
PROJECT AREA IS SITUATED

INSTRUCTIONS: Place original and 2 copies in Binder No. 1, and one copy each in other binders.

A. CATEGORY OF PROJECT ELIGIBILITY (Check one; see Urban Renewal Manual, Chapter 3-2)

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
<input type="checkbox"/> I	Predominantly residential	Built up	Any
<input type="checkbox"/> II	Predominantly residential	Predominantly open land	Any
<input type="checkbox"/> III	Not predominantly residential	Built up	Predominantly residential
<input type="checkbox"/> IV	Not predominantly residential	Predominantly open land	Predominantly residential
<input type="checkbox"/> V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input checked="" type="checkbox"/> VII College, University, or Hospital	Any	Built up	Any
<input type="checkbox"/> VIII College, University, or Hospital	Any	Predominantly open land	Any
<input type="checkbox"/> IX	-	Open land	Predominantly residential
<input type="checkbox"/> X	-	Open land	Not predominantly residential
<input type="checkbox"/> XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input type="checkbox"/> _____			

B. TYPE OF TREATMENT OF AREA

- ☐ CLEARANCE AREA ONLY (Complete Blocks C, F, and G)
- ☐ CONSERVATION AREA ONLY (Complete Blocks C, H, and I)
- ☒ COMBINATION OF CLEARANCE AND CONSERVATION SECTIONS (Complete Blocks C through I)

SUBMITTED BY:

Date

Signature

Boston Redevelopment Authority
Local Public AgencyDevelopment Administrator
Title

C. ENVIRONMENTAL DEFICIENCIES (Check and complete one)☐ No change in descriptions given on Form H-6101, Urban Renewal Area Data,

Block J, submitted for this project on _____, 19____

☒ See following descriptions

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form)
1. Overcrowding or improper location of structures on the land	See attached pages
2. Excessive dwelling unit density	See attached pages
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	See attached pages
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	See attached pages
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	See attached pages
6. Unsafe, congested, poorly designed, or otherwise deficient streets	See attached pages
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	See attached pages
8. Other equally significant environmental deficiencies	See attached pages

DATA ON PROJECT AREA

(Complete this page only if project area includes both clearance and conservation sections)

D. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 2-2, and material in Ch. 3-1 under the heading "Building Deficiencies")

ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		WITH BLDGS. OR STREETS	WITHOUT IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
TOTAL	507.3	367.9	134.5	4.9	24.3	483.0	1,016	548	507.3
1. Streets, Alleys, Public Rights-of-Way, Total	118.2	117.9		.3	2.0	116.2			134.9
a. Major Transportation	9.5	9.5		0	0	9.5			20.4
(1) With Federal Highway Aid									9.4
(2) Without Federal Highway Aid									0
b. Other Streets, Alleys, Public Rights-of-Way	108.7	108.4		.3	2.0	106.7			105.1
2. Residential, Total	158.2	61.2	94.7	2.3	8.0	150.2	695	462	141.4
a. Dwelling Purposes	49.0	45.6	1.1	2.3	8.0	41.0	695	462	39.5
b. Related Public or Semipublic Purposes	109.2	15.6	93.6	0	0	109.2	0	0	101.9
3. Nonresidential, Total	230.9	188.8	39.8	2.3	14.3	216.6	321	86	231.0
a. Commercial	30.5	21.8	8.7	0	7.4	23.1	100	45	27.7
b. Industrial	13.6	10.7	2.8	.1	1.2	12.4	22	8	0
c. Public or Semipublic (Institutional)	186.0	156.3	28.3	1.4	5.3	180.7	199	33	203.3
d. Open or Unimproved Land Not Included in 3a, b, or c above	.8			.8	.4	.4			

E. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED		NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area (in Acres) of Parcels With Buildings	250.0	20.1		41.8	188.1	0
2. All Buildings	1,016	BRA	Other			
		147	34	367	468	0
a. Residential Buildings	695	109	21	332	233	0
b. Nonresidential Buildings	321	38	13	35	235	0
3. All Dwelling Units	6,539	466	140	3,693	2,240	0
a. In Buildings With Deficiencies	4,189	356	140	3,693	0	0
b. In Standard Buildings	2,350	110	0	0	2,240	0

DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS OF PROJECT AREA

F. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE OF PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER		UNIM- PROVED	TO BE AC- QUIRED		TOTAL BUILD- INGS	NUMBER WITH DEFI- CIENCIES	NUMBER STAND- ING AND RE- QUIRING CLEAR- ANCE	NUMBER TO BE REMOVED BLIGHT- ING IN- FLUENCE	
		WITH BUILD- INGS OR STREETS	WITH OTHER IM- PROVE- MENTS		TO BE AC- QUIRED	NOT TO BE AC- QUIRED					
TOTAL	29.0	25.4	2.8	.8	19.7	9.3	172	155	101	68	29.0
1. Streets,Alleys, Public Rights-of-Way, Total	5.7	5.7		0	2.0	3.7					2.4
a. Major Transportation	0	0		0	0	0					0
(1) With Federal Highway Aid											0
(2) Without Federal Highway Aid											0
b. Other Streets,Alleys, Public Rights-of-Way	5.7	5.7		0	2.0	3.7					2.4
2. Residential, Total	7.8	7.5	.3	0	7.8	0	127	117	79	48	15.3
a. Dwelling Purposes	7.8	7.5	.3	0	7.8	0	127	117	79	48	14.2
b. Related Public or Semipublic Purposes	0	0	0	0	0	0	0	0	0	0	1.1
Nonresidential, Total	15.5	12.2	2.5	.8	9.9	5.6	45	38	22	20	11.3
a. Commercial	11.6	9.6	2.0	0	7.4	4.2	25	23	20	3	7.0
b. Industrial	1.2	.9	.3	0	1.2	0	6	5	1	5	0
c. Public or Semipublic (Institutional)	1.9	1.7	.2	0	.9	1.0	14	10	1	12	4.3
d. Open or Unimproved Land Not Included in 3a, b, or c above	.8			.8	.4	.4					

G. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED		NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area (in Acres) of Parcels With Buildings	19.7	17.5		0	4.2	0
2. All Buildings	172	BFA 135	Other 34	0	3	0
a. Residential Buildings	127	106	21	0	0	0
b. Nonresidential Buildings	45	29	13	0	3	0
3. All Dwelling Units	576	436	140	0	0	0
a. In Buildings With Deficiencies	466	326	140	0	0	0
b. In Standard Buildings	110	110	0	0	0	0

DATA ON CONSERVATION AREA, OF [REDACTED] SECTION OF [REDACTED] 1957

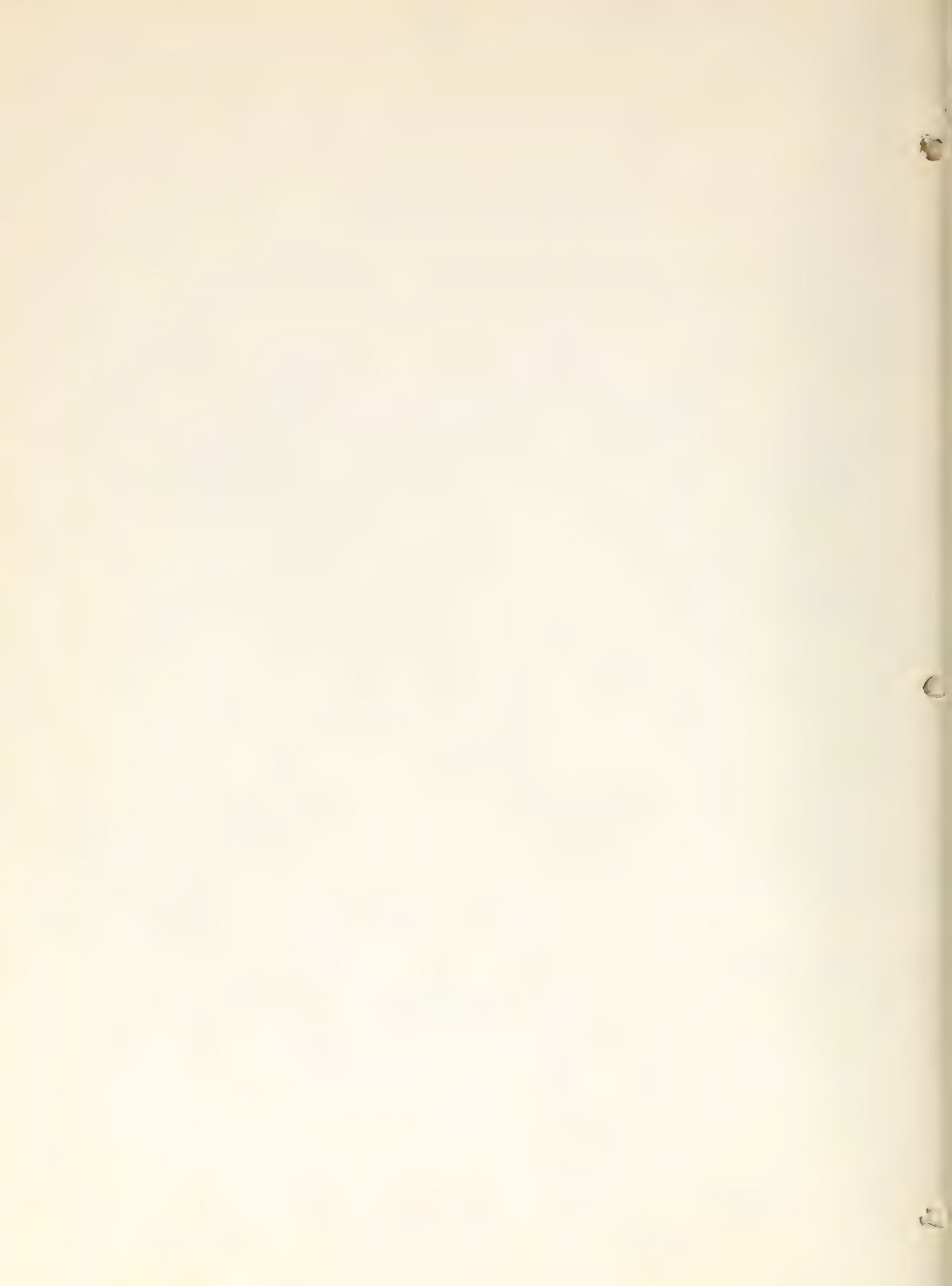
H. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PRESENT USE

(Areas shall be shown to nearest tenth of an acre. See also the instructions on the map with these sheets and Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Buildings and Structures", and in Ch. 3-1 for "Clearance and Redevelopment")

ITEM	APPEARANCE						CONSERVATION					
	TOTAL	BY PRESENT CHARACTER			BY PRESENT CONDITION			TOTAL BUILDINGS 1955	NUMBER WITH DEFICI- ENCIES	PERCENT WITH DEFICI- ENCIES	PERCENT WITH DEFICI- ENCIES	TOTAL AREA 1955
		WITH BUILD- INGS OR STREETS	WITH OTHER IM- PROVE- MENTS	OTHER	GOOD	FAIR	POOR					
TOTAL	478.3	342.5	131.7	4.1	4.6	473.7	444	393	0	0		470.3
1. Streets, Alleys, Public Rights-of-Way, Total	112.5	112.2		.3	0	112.5						132.5
a. Major Transportation	9.5	9.5		0	0	9.5						20.4
(1) With Federal Highway Aid												9.4
(2) Without Federal Highway Aid												0
b. Other Streets, Alleys, Public Rights-of-Way	103.0	102.7		.3	0	103.0						102.7
2. Residential, Total	150.4	53.7	94.4	2.3	.2	150.2	568	345	0	0		126.1
a. Dwelling Purposes	41.2	38.1	.8	2.3	.2	41.0	568	345	0	0		25.3
b. Related Public or Semipublic Purposes	109.2	15.6	93.6	0	0	109.2	0	0	0	0		100.8
3. Nonresidential, Total	215.4	176.6	37.3	1.5	4.4	211.0	276	48	0	0		219.7
a. Commercial	18.9	12.2	6.7	0	0	18.9	75	22	0	0		20.7
b. Industrial	12.4	9.8	2.5	.1	0	12.4	16	3	0	0		0
c. Public or Semipublic (Institutional)	184.1	154.6	28.1	1.4	4.4	17.7	185	23	0	0		199.0
d. Open or Unimproved Land Not Included in 3a, b, or c above	0			0	0	0						

I. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED		NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area (in Acres) of Parcels With Buildings	230.3	2.6		41.8	183.9	0
2. All Buildings	844	12		367	465	0
a. Residential Buildings	568	3	0	332	233	0
b. Nonresidential Buildings	276	9	0	35	232	0
3. All Dwelling Units	5963	30	0	3693	2240	0
a. In Buildings With Deficiencies	3723	30	0	3693	0	0
b. In Standard Buildings	2240	0	0	0	2240	0



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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Form H-6120, Item C
Environmental Deficiencies

CODE NO. R-212(3)(a)(2)

The following items describe the extent to which environmental deficiencies are present in the Fenway Project Area:

1. Overcrowding or Improper Location of Structures on the Land

An analysis of land coverage in the project area indicates that approximately 20 percent of the blocks exhibit overcrowding of structures because they do not meet the open space requirements of the Boston Zoning Code.

Source: Sanborn and Bromley Atlases.

2. Excessive Dwelling Unit Density

Not present.

3. Conversions to Incompatible Types of Uses, such as Roominghouses among Family Dwellings

Because of the expanding student population in the project area, family-type apartment units have been subdivided, and most of the original single family residences have been converted into multi-dwelling units or roominghouses. Such conversions are not always compatible with the original layout and structural character of the buildings.

Many residential buildings, particularly along Massachusetts Avenue and Huntington Avenue, have been converted to commercial or mixed uses. A number of these commercial uses are now vacant and unmaintained, thus having an adverse effect on the surrounding area.

Source: Boston Licensing Board; land use surveys by the Boston Redevelopment Authority.



4. Obsolete Building Types, such as Large Residences and Other Buildings which Through Lack of Use or Maintenance Have a Blighting Influence

A number of industrial and retail facilities in the project area are now functionally obsolete. The type of construction, mechanical equipment, general layout, and loading and servicing arrangements lack adaptability to contemporary industrial and retail requirements.

Many of the institutional facilities also are obsolete, are inefficient and expensive to operate, and cannot effectively fulfill their functions. Information supplied by the Massachusetts Department of Public Health indicates that a majority of the existing hospital facilities in the area are functionally obsolete and are inadequate or unfit for patient care.

Source: Bromley and Sanborn Atlases; Boston Redevelopment Authority field surveys of land use and building conditions; information received from the Bureau of Hospital Facilities, Massachusetts Department of Public Health.

5. Detrimental Land Uses or Conditions, such as Incompatible Uses, Structures in Mixed Use, or Adverse Influences from Noise, Smoke or Fumes

A number of heavy commercial, industrial, and mixed-use structures are found in the project area. These uses generate truck traffic, noise, dirt and unsightliness which are not compatible with the adjacent residential and institutional uses. Many businesses also lack off-street loading facilities, which forces deliveries to be made on-street and hampers the efficient flow of traffic.

Many former residential structures in the area have been converted to institutional use. Such conversions, and the uncertainty as to where the institutions will expand, has caused a lack of confidence within the residential community, which in turn has led to a lack of proper building and property maintenance.

Source: Boston Redevelopment Authority surveys of land use and building conditions; Sanborn and Bromley Atlases.

6. Unsafe, Congested, Poorly Designed, or Otherwise Deficient Streets

Several heavily-traveled major arteries either border or pass through the project area. The major radials--Huntington Avenue, Brookline Avenue, and the Fenway--carry more than 20,000 vehicles on an average weekday. The major cross-town street--Massachusetts Avenue--is often congested because of heavy volume (25,000 vehicles per day), heavy truck traffic, and on-street loading and delivery. During the peak hours, these streets must carry traffic volumes well above their intended capacities. In addition, traffic is often congested on Huntington Avenue because of a rapid transit line located in the center of the roadway.

Traffic flow on the major business streets of the area is hampered as a result of the lack of adequate off-street loading facilities. On Longwood Avenue, congestion is caused principally by short-term parking of visitors, doctors, and others to the nearby institutions.

The numerous institutions in the area generate considerable traffic, which often overloads the existing local street system. The heavy use of residential streets by this traffic is a definite hazard to pedestrians, especially the elderly and children. There are high accident rates on many streets and intersections. In the past two-and-one-half years, over 550 accidents have been recorded in the project area.

Over half the streets in the project area have been found to be deficient in paving and sidewalks, on the basis of field surveys undertaken by the Authority.

Particularly acute in the project area is the problem of parking. The institutions create a heavy demand for parking spaces, but only half of this demand can be met by existing off-street institutional parking facilities. A Redevelopment Authority study of parking requirements and supply for the institutions located within the project area indicates that the total demand for parking is approximately 14,200 spaces and that the institutions provide off-street spaces for nearly 7,900 cars, or approximately 56 percent of the demand. As a result, thousands of students must park in the surrounding residential streets. This situation, plus the lack of adequate off-street parking for the residents and shoppers in the area, constitutes a major blighting influence, generally impairs the attractiveness of the area for living, and endangers the accessibility of emergency vehicles.

Source: Boston Redevelopment Authority traffic, engineering and land use surveys; information supplied by the Boston Traffic and Parking Department and by local institutions; Parking Survey by the Boston School Department; Wilbur Smith and Associates, Renewal Program Traffic Study, January, 1965.

7. Inadequate Public Utilities or Community Facilities Contributing to Unsatisfactory Living Conditions or Economic Decline

a. Schools

A study of the public schools in the City of Boston prepared by Harvard University indicated that four of the six public schools in the project area are obsolete and recommended that they be abandoned. In addition, all of the schools lack sufficient outdoor recreational space.

The Ira Allen School, built in 1901, is of non-fire-resistive construction. Walls and ceilings show signs of major leakage, and water seepage in the basement indicates a foundation problem. The exterior masonry needs extensive repointing.



The Charles Perkins School is a fire hazard because of its wood-frame construction, large open hallways, and open staircase. The building is heated by hand-fired coal burners. There is no artificial ventilation, and providing satisfactory artificial lighting would require rewiring.

The Boys' Trade High School has numerous defects. Except for the gymnasium and cafeteria, which were added in 1958, the building is in poor structural condition. Structural cracks extend to the foundations, leaks and seepage are evident in the basement, interior walls and ceilings are cracked and leaking, wooden window sills are rotting, the brickwork needs repointing and wooden floors in the main building and the north wing have swelled and buckled and in places split. In the classrooms lighting is below modern standards, and storage space is inadequate.

The Trade High School for Girls is located in a former town house and is functionally inadequate for educational purposes. The small classrooms are overcrowded and the layout of the floors is confusing and hazardous. Artificial lighting is substandard, there is no artificial ventilating system, and the heating system is hand-fired. Facilities for modern educational programs are lacking: the auditorium is in the basement, and the gymnasium is a small area with low ceilings and no ventilation, showers, or lockers.

b. Recreation

The major local recreational facility is the Back Bay Fens. Within the Fens, the Muddy River and Fens Pond are polluted because of poor channel characteristics, sludge and mud deposits, and discharges of storm flows containing sanitary sewage. The occasional flooding of this stream also is a major problem. The usefulness of the Fens is further reduced by the heavy traffic that encircles it, poor lighting, the lack of modern recreational facilities, and inadequate maintenance. Except for the Christian Science Park, small neighborhood parks are non-existent. School playgrounds are inadequate in size and equipment.

c. Street Lighting

Nearly 75 percent of the street lighting in the project area is in poor condition and falls below current standards of the Public Works Department. This condition is hazardous to motorists and makes many sections of the area unsafe for pedestrians at night.

d. Utilities

A majority of the sewer conduits and water mains in the project area are over fifty years of age and are considered to be in deficient condition.

Source: Harvard University, Boston Schools-1962; Charles A. Maguire and Associates, Preliminary Studies of Existing Utility Systems, April 1964; Boston Redevelopment Authority engineering and land use surveys.

8. Other Equally Significant Environmental Deficiencies

Not Present

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PART I: FINAL PROJECT REPORT
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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Statement of Basis for
Project Area Data, Form
H-6120

CODE NO. R-212(3)(b)

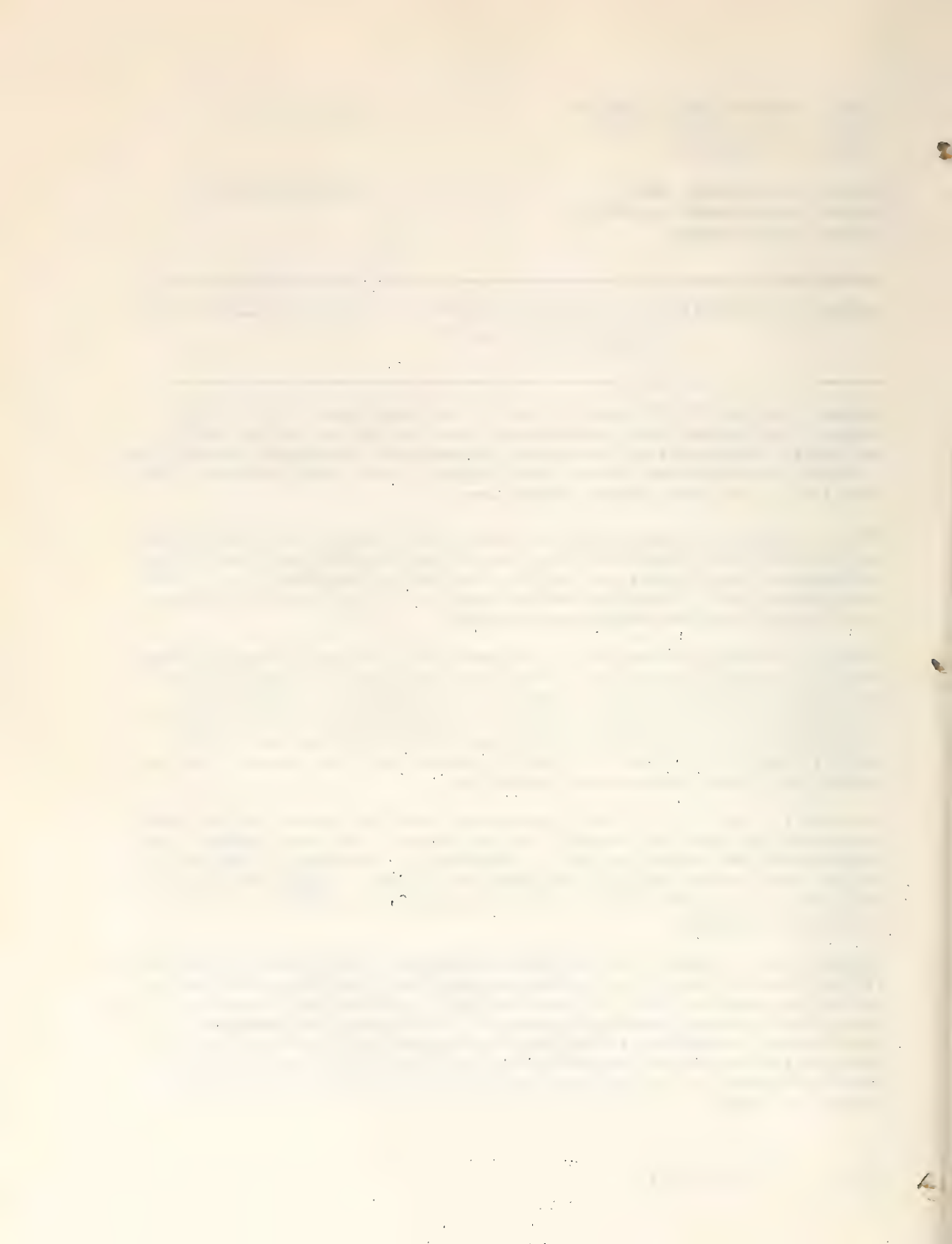
Between the fall of 1959 and the fall of 1965, employees, first of the Boston City Planning Board and later of both the City of Boston Building and Health Departments and the Boston Redevelopment Authority, carried out a series of surveys and studies with respect to the present character and condition of the Fenway Urban Renewal Area.

These surveys and studies included, among other things, the investigation and analysis of existing land use, building and dwelling unit conditions, environmental conditions, and social and economic characteristics. From these data, Map 5: Existing Land Use, and Map 6: Building Deficiencies and Proposed Treatment Areas, were prepared.

Sources of survey and study data include the U.S. Census of Population and the U.S. Census of Housing of 1960 and previous census periods, the Sanborn Atlas, the Bromley Atlas, records of the Assessing, Building, Real Property, Parks and Recreation, Health, Fire, Police, Traffic, and Public Works Departments of the City of Boston, records of public and private health, welfare and group work agencies, and actual field surveys made by and for the Boston Redevelopment Authority.

In order to qualify for Title I assistance under the Housing Act of 1949, as amended, at least 20 percent of the buildings in an urban renewal area must contain one or more building deficiencies. According to Chapter 3-1 of the Urban Renewal Manual, a building deficiency is identified as, among other things, a deteriorating condition because of a defect not correctable by normal maintenance.

Eligibility in terms of building deficiencies was established for the Fenway Project Area by means of an exterior survey of all buildings, undertaken during the summer of 1965. For each building the three major structural elements and nine minor structural elements listed below were examined. The results were recorded on a "Building Examination Schedule," and each element was scored using a code of one (no deficiency or deterioration) to four (deficiency or deterioration covering more than 50 percent of the area, length, or units).



A. Defects to Major Structural Elements

1. Roof: sags or is out of line
2. Outside Walls:
 - a. siding loose, missing, or deteriorated
 - b. out of plumb
 - c. out of line
3. Foundations (exterior)
 - a. surface loose, broken, or deteriorated
 - b. sinking or out of line

B. Defects to Minor Structural Elements

1. Windows: frames, sashes or glass broken, missing, loose, or deteriorated
2. Roof material: loose, missing or deteriorated
3. Chimney: deteriorated or out of plumb
4. Gutters and Downspouts: loose, missing, or deteriorated
5. Cornices: loose, missing, or deteriorated
6. Outside Walls: finish loose, missing, or deteriorated
7. Front Exterior Stairs:
 - a. steps worn, broken, or deteriorated
 - b. railings missing or broken
8. Rear Exterior Stairs:
 - a. steps worn, broken, or deteriorated
 - b. railings missing or broken
9. Porches and Balconies:
 - a. flooring loose, missing, or deteriorated
 - b. railings loose, missing, or deteriorated
 - c. foundation or piers deteriorated or out of plumb or line

The survey was evaluated to determine which buildings are sound and which are deficient. Sound buildings are those which have no defects, only minor defects, or only one serious defect to a minor structural element. A defect was considered minor if it was of the type correctable by normal maintenance. Examples of minor defects include: lack of paint; minor damage to windows, porches, or steps; and small cracks in walls or chimneys. If the building

had only one serious defect to a minor structural element, it was still rated as sound, for the occasional repair or replacement of minor structural elements was considered as a part of normal maintenance.

Deficient buildings have one or more defects to a major structural element, or two or more defects to minor structural elements which are not correctable by normal maintenance. Holes, cracks, or missing materials covering more than 25 percent of walls or roof; unsafe porches or steps; rotted window sills or frames; and sagging walls are considered deficiencies requiring more than normal maintenance.

The results of the exterior survey indicate that 548 buildings (53.9 percent) in the Fenway Project Area are deficient.

A. Sound Buildings	<u>No.</u>	<u>Percent</u>
1. no defects, or defects correctable by normal maintenance	306	30.1
2. one serious defect to a minor structural element	162	16.0
Subtotal	468	46.1
B. Deficient Buildings		
1. defect to one major structural element	108	10.6
2. defects to two or more major structural elements	228	22.4
3. defects to two or more minor structural elements but no defect to major structural elements	<u>212</u>	<u>20.9</u>
Subtotal	<u>548</u>	<u>53.9</u>
GRAND TOTAL	1,016	100.0

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PROJECT AREA REPORT: Determination of
 Residential Character

CODE NO. R-212(3)(c)

Not applicable. The project is eligible as a Category VII, College,
University or Hospital Project.



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Fenway Urban Renewal Area
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PROJECT AREA REPORT: Distribution of Deficiencies CODE NO. R-212(3)(d)

Two or more environmental deficiencies are present in all parts of the area and are described in Code No. R-212(3)(a)(2).

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Fenway Urban Renewal Area
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SUBMISSION DATE:

PROJECT AREA REPORT: Eligibility of Project

CODE NO. R-212(4)

The Fenway Area is an eligible urban renewal project under Category VII, College, University, or Hospital Project. A Category VII Project is exempted from the requirement of Section 110(c) of Title I, that the project area must be predominantly residential in character or must be redeveloped for predominantly residential uses.

The following eligible Section 112 institutions are or will be located either entirely within the project area or have or will have their principal buildings within the project area:

1. Affiliated Hospitals, Inc.
2. Beth Israel Hospital
3. Boston Conservatory of Music
4. Boston Lying-In Hospital
5. Children's Hospital Medical Center
6. Children's Cancer Research Foundation, Inc. (Jimmy Fund)
7. Emmanuel College
8. Forsyth Dental Infirmary
9. Foundation for Research on the Nervous System
10. Harvard Medical School
11. Harvard School of Dental Medicine
12. Harvard School of Public Health
13. Massachusetts College of Art
14. Massachusetts College of Pharmacy
15. Museum of Fine Arts School
16. New England Conservatory of Music
17. New England Deaconess Hospital
18. Northeastern University
19. Peter Bent Brigham Hospital
20. Simmons College
21. State College at Boston
22. Wentworth Institute
23. Wheelock College

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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Section 112 Qualifications CODE NO. R-212(5)

Non-cash local grant-in-aid credit will be claimed for land to be devoted to hospital and educational use, in accordance with the provisions of the Urban Renewal Plan and the requirements under Section 112 of the Housing Act of 1949, as amended.

Completed facilities and/or proposals for expansion, in accordance with the Urban Renewal Plan, by institutions which are located within the project area are as follows:

1. Beth Israel Hospital on Brookline Avenue
 - (a) student nurses' dormitory facilities
2. Boston Conservatory of Music on Hemenway Street
 - (a) student dormitory facilities
 - (b) classroom and teaching facilities
3. Children's Hospital Medical Center on Longwood Avenue
 - (a) medical offices
 - (b) hospital research and teaching facilities
 - (c) out-patient overnight facilities
 - (d) in-resident housing
4. Children's Cancer Research Foundation on Binney Street
 - (a) hospital research and teaching facilities
5. ~~Emmanuel~~ Emmanuel College on The Fenway
 - (a) student dormitory facilities
 - (b) classroom and teaching facilities
6. Foundation for Research on the Nervous System on The Fenway
 - (a) research and teaching facilities

7. Harvard Medical School--School of Public Health and Dental Medicine on Shattuck Street
 - (a) off-street parking facilities
 - (b) teaching and research facilities
8. New England Conservatory of Music on Huntington Avenue
 - (a) student dormitory facilities
 - (b) classroom and teaching facilities
9. Northeastern University on Huntington Avenue
 - (a) student dormitory facilities
 - (b) classroom buildings
 - (c) student union building
 - (d) service and supply building
 - (e) plant service facilities
 - (f) off-street parking facilities
 - (g) recreational facilities
 - (h) faculty housing
 - (i) research facilities
 - (j) religious center
 - (k) college of nursing
10. Peter Bent Brigham Hospital on Francis Street
 - (a) student nurses' dormitory facilities
11. Wentworth Institute on Ruggles Street
 - (a) student dormitory facilities
12. Wheelock College on the Riverway
 - (a) student dormitory facilities

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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Clearance and Redevelopment CODE NO. R-212(6)(a)
Proposals and Extent of
Clearance

The Fenway Project Area is built-up and meets the criteria set forth in Chapter 10-1 of the Urban Renewal Plan with respect to conditions warranting clearance.

Extent of Present Development

Seventy-two percent of the total project area is built-up, as defined by Chapter 3-2 of the Urban Renewal Manual. Eighty-eight percent of the total clearance areas are built-up in accordance with the same definition.

One of the following conditions must exist in a built-up project area of which a portion is proposed for clearance:

- (1) More than 50 percent of the buildings, not including accessory out-buildings, must be structurally substandard to a degree requiring clearance, as determined by the specific criteria set forth below.
- (2) More than 20 percent of the buildings must be structurally substandard to a degree requiring clearance and an additional number, bringing the total to more than 50 percent of the buildings, must warrant clearance to remove effectively blighting influences.

Qualifications for clearance and redevelopment activities are in accordance with the set of conditions in (1) above.

Extent of Clearance

Clearance and redevelopment are proposed for 25.4 acres or 6.9 percent of the built-up land area of the project.

Clearance areas contain 172 buildings, of which 58.7 percent (101 buildings) are structurally substandard to a degree requiring clearance, and a total of 31.4 percent (54 buildings) contain major and minor deficiencies. More than 50 percent of the buildings in clearance areas, consequently, are structurally substandard requiring clearance.

In addition to the 58.7 percent (101 buildings) which are structurally substandard requiring clearance, 39.5 percent (68 buildings) warrant clearance in order to remove the following blighting influences:

- (1) Inadequate and poorly designed streets, including narrow and congested streets and local streets so located as to attract excessive through traffic.
- (2) Incompatible land use relationships such as industrial and heavy commercial uses which have a blighting influence on adjacent residential and institutional areas.
- (3) Concentrations of obsolete building types and buildings with extensive minor defects which are unsuitable for improvement or conversion and which in turn adversely affect the practicality of rehabilitation of surrounding areas.
- (4) Serious deficiencies in off-street parking facilities which diminish the attractiveness of the area for living and endanger the accessibility of emergency vehicles.
- (5) Obsolete and inadequate community facilities whose conditions are unsafe or impair their usefulness to the community.

Of the 166 buildings in the clearance areas, 135 buildings are to be cleared by the Redevelopment Authority and 34 buildings are reasonably expected to be cleared by private actions pursuant to the requirements of the Urban Renewal Plan. (See Code No. R-213, Chapter IV, Section 403.)

An additional 12 buildings which are located in rehabilitation areas are to be cleared in order to revive obsolete and inadequate community facilities or to effectuate necessary street improvement.

BINDER NO.

SUBMISSION DATE:

CODE NO. R-212(6)(b)

Substandardness of Present Development in Clearance Areas

The condition of structures in the Fenway project area as a whole was determined by field surveys of all buildings as described in Code No. R-212(3)(b). Based on the criteria described therein, 53.6 percent (665 buildings) of all buildings in the project area were found to be deficient.

Two clearance areas are defined, as shown on Map 6: Building Deficiencies and Proposed Treatment Areas. During the fall of 1965, staff of the Boston Redevelopment Authority undertook interior surveys of conditions in 96 buildings out of a total of 134 in clearance area No. 1 and of 17 buildings out of 38 in clearance area No. 2. The results of the combined surveys are indicated below.

	Clearance <u>Area No. 1</u>	Clearance <u>Area No. 2</u>
Total Buildings	134	38
Sound Buildings	17	0
Deficient Buildings	45	9
Buildings structurally substandard requiring clearance	72	29

Criteria Used to Classify Buildings as Structurally Substandard Requiring Clearance

A building is classified as structurally substandard to a degree requiring clearance on the basis of the following criteria:

- (1) Two or more major defects, or
- (2) One major defect plus ten minor defects.

A defect consists of measurable deterioration which exceeds 25 percent of the length, area, surface or number of the items surveyed in a building.

Major defects include significant deficiencies to major structural elements. Specifically, they include the following items:

- (1) Roof: Sags or is out of line
- (2) Outside Walls:
 - a. Siding loose, missing, or deteriorated
 - b. Out of plumb
 - c. Out of line
- (3) Foundations:
 - a. Surface loose, broken, or deteriorated
 - b. Sinking or out of line
 - c. Foundation walls deteriorated

Minor defects include significant deficiencies to minor structural elements, utility elements, or egress. Specifically, they include the following items:

A. Minor Structural Elements

- 1. Windows:
 - a. Frames, sashes or glass, broken, missing, loose, or deteriorated
 - b. Rooms without windows
- 2. Roof Material: Loose, missing, or deteriorated
- 3. Chimney: Deteriorated or out of plumb
- 4. Gutters & Downspouts: Loose, missing, or deteriorated
- 5. Cornices: Loose, missing, or deteriorated
- 6. Outside Walls: Finish loose, missing, or deteriorated
- 7. Front Exterior Steps:
 - a. Steps worn, broken, or deteriorated
 - b. Railing missing or broken
- 8. Rear Exterior Steps:
 - a. Steps worn, broken, or deteriorated
 - b. Railings missing or broken

9. Porches and Balconies:
- a. Flooring loose, missing, or deteriorated
 - b. Railings loose, missing, or deteriorated
 - c. Foundation or piers deteriorated or out of plumb or line
10. Inside Walls:
- a. Finish worn, loose, or missing
 - b. Cracks in base material
 - c. Base material loose, missing, or broken
 - d. Evidence of leaks
11. Inside Ceilings:
- a. Finish worn, loose, or missing
 - b. Cracks in base material
 - c. Base material loose, missing, or broken
 - d. Evidence of leaks
12. Floors:
- a. Finish worn, loose, or missing
 - b. Flooring worn, loose, or missing
 - c. Floor sagging or pitched
13. Penthouse:
- a. Stairs worn, sagging, or deteriorated
 - b. Walls cracked, broken, or deteriorated
 - c. Windows and skylights deteriorated
 - d. Windows & skylights opaque and/or obstructed
14. Public Corridors:
- a. Walls cracked, broken, or deteriorated
 - b. Ceilings cracked, broken, or deteriorated
 - c. Floors worn, sagging, or deteriorated
 - d. Stairs worn, sagging, or deteriorated
 - e. Railings loose, broken, or missing
 - f. Lighting fixtures not present
 - g. Lighting not operable
 - h. Debris present
 - i. Obstructions present
15. Front Interior Lobby and Stairs:
- a. Walls cracked, broken, or deteriorated

- b. Ceilings cracked, broken, or deteriorated
- c. Floors worn, sagging, or deteriorated
- d. Stairs worn, sagging, or deteriorated
- e. Railings loose, broken, or missing
- f. Lighting fixtures not present
- g. Lighting not operable
- h. Debris present
- i. Obstructions present

16. Rear Interior Lobby and Stairs:

- a. Walls cracked, broken, or deteriorated
- b. Ceilings cracked, broken, or deteriorated
- c. Floors worn, sagging, or deteriorated
- d. Stairs worn, sagging, or deteriorated
- e. Railings loose, broken, or missing
- f. Lighting fixtures not present
- g. Lighting not operable
- h. Debris present
- i. Obstructions present

17. Basement:

- a. Columns, piers, loose, missing, or deteriorated
- b. Ceiling loose, missing, or deteriorated
- c. Framing split, deteriorated
- d. Impervious floor, broken, deteriorated, or missing
- e. Doors and/or bulkheads deteriorated
- f. Windows deteriorated
- g. Windows opaque and/or obstructed
- h. Stairs deteriorated
- i. Lighting fixtures not present
- j. Lighting not operable
- k. Cellar not properly ventilated
- l. Debris present
- m. Vermin infestation evident
- n. Dampness and/or water present
- o. Leaks and corrosion in plumbing
- p. Boiler room not enclosed
- q. Boiler room not ventilated

18. Loading Platform:

- a. Flooring loose, missing, or deteriorated
- b. Railings loose, missing, or deteriorated
- c. Structural members deteriorated, out of plumb or line
- d. Foundation, piers, deteriorated, or out of line

19. Marque or Canopy: Worn, sagging, or deteriorated

B. Utility Elements

1. Heat and Hot Water:

- a. Condition of central heat
- b. Condition of space heaters

2. Water Supply:

- a. Piped cold running water
- b. Continuous hot running water

3. Kitchen and Bath:

- a. Toilet within dwelling unit or floor
- b. Toilet compartment is ventilated
- c. Dwelling unit or floor has lavatory
- d. Kitchen within dwelling unit
- e. Dwelling unit has installed kitchen sink
- f. Bath within dwelling unit

4. Electrical:

- a. Each room has two electrical outlets
- b. Installed fixtures operable
- c. Wiring is enclosed
- d. Knob and tube fixtures present

C. Egress

- 1. Dwelling unit or floor has two means of egress.

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BINDER NO.

Fenway Urban Renewal Area
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Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT:	Acquisition of Sound Properties	CODE NO. R-212(6)(c)
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There are six properties proposed for acquisition which are basically sound and involve high acquisition costs.

A property is determined to be a high cost property if the total assessed valuation of land and improvements amounts to \$100,000 or more.

The following properties must be acquired in order to construct or expand public facilities:

<u>Address</u>	<u>Description</u>	<u>Assessed Valuation</u>
2 - 6 Westland Avenue	Commercial	\$100,000
251B - 261 Huntington Avenue	Commercial	170,000

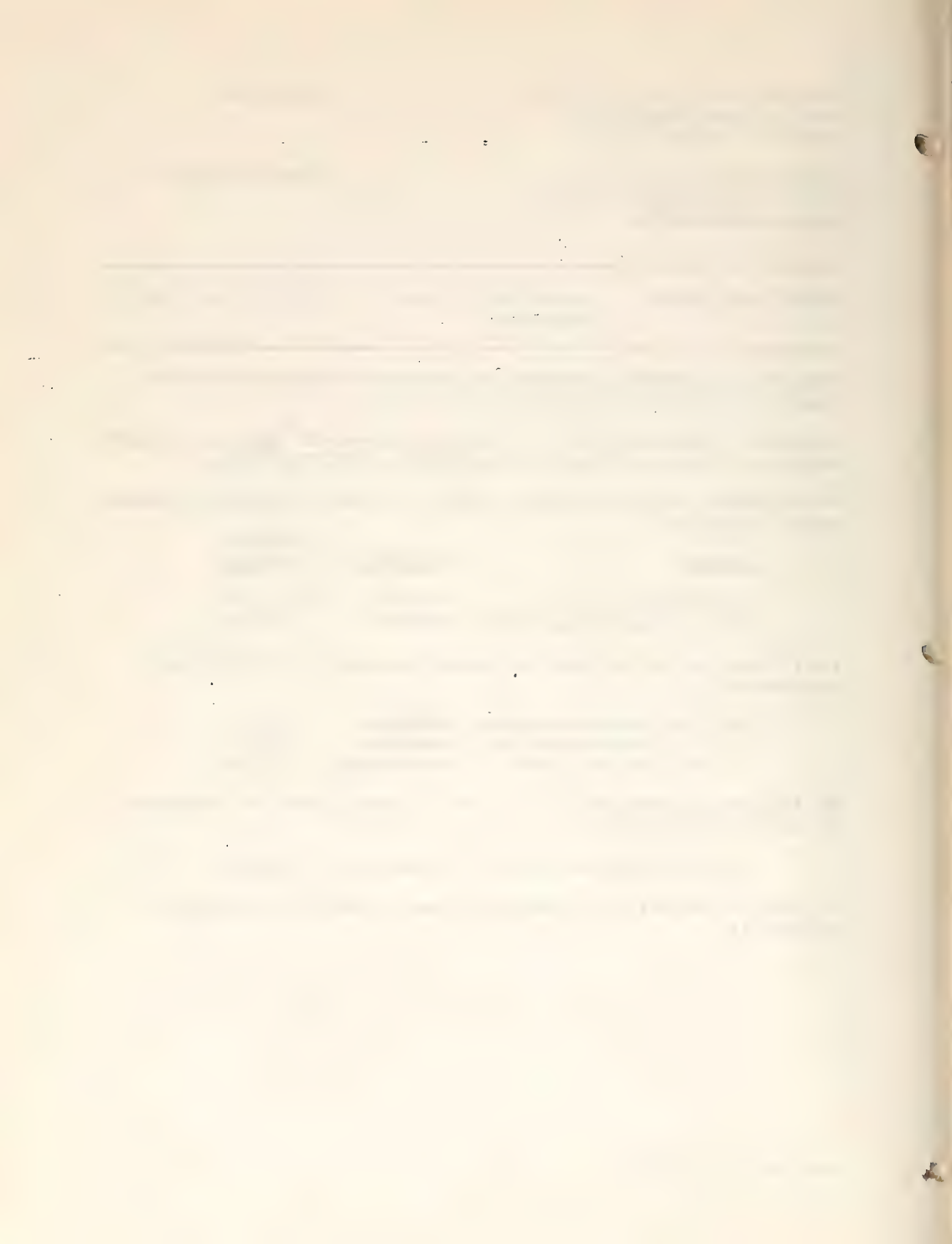
The following properties must be acquired in order to construct road improvements:

159A - 161 Massachusetts Ave.	Commercial	158,000
211 - 221 Massachusetts Ave.	Commercial	185,000
953 - 961 Boylston Street	Institutional	160,000

The following property must be acquired in order to meet the objectives of the Urban Renewal Plan:

1124 - 1130 Boylston Street	Residential	120,000
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All above properties to be cleared meet one or more of the criteria in R-212(6)(a).



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PROJECT NO. MASS. R-

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Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Retention of Sound Buildings CODE NO. R-212(6)(d)

The Urban Renewal Plan places emphasis on rehabilitation and conservation rather than on large-scale clearance and redevelopment. Consequently, acquisition of structurally sound buildings is held to a minimum. Where such acquisition does occur, it is clearly required by at least one of the criteria as set forth in Code No. R-212(6)(a) whose purpose is to promote and render feasible conservation and rehabilitation activities. Refer in this connection to Code No. R-214.

Proposals herewith were made in full consideration of Section 307 of the Housing Act of 1964, amending Section 110(c) of the Housing Act of 1949, whereby it was found that the objectives of the Urban Renewal Plan could not be achieved through more extensive rehabilitation of the project area.

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URBAN RENEWAL PLAN

CODE NO. R-213

The Urban Renewal Plan is submitted under separate cover.



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REPORT ON PLANNING
PROPOSALS:

Zoning Proposals

CODE NO. R-214(1)(a-c)

(a) Zone District Changes

All zone district changes required by proposals for the project area are shown on Map 4: Existing and Proposed Zoning.

(b) Timing of Proposed Zoning Changes

The zoning district changes are anticipated to take place after approval of the plan by the Boston City Council.

(c) Local Planning Agency Acceptance of Zoning Proposals

The Boston Redevelopment Authority has the power and duties of the Local Planning Agency. The proposed zoning changes and the timing of the proposed changes are considered acceptable to the Boston Redevelopment Authority.

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REPORT ON PLANNING
PROPOSALS:

Basis of Determination of
Land Use

CODE NO. R-214(2)(a)

The basic land uses proposed for the Fenway project area are residential, medical, institutional, commercial, and public uses relating to residential community needs. The basis for determination of these land uses are:

- (1) the 1965-1975 General Plan of the City of Boston, dated March, 1965;
- (2) a land use and marketability study conducted for a leading private institution in the area;
- (3) discussions with existing cultural, educational, medical, and religious institutions requiring expansion to further economic growth and the City's tax and employment base; and,
- (4) Economic Base studies and a Traffic and Circulation Study conducted in 1964 and 1965 respectively.

The Fenway Project Area possesses numerous locational advantages. It is adjacent to the Prudential Center and near historic Copley Square and the Back Bay. The Fenway is noted for an intensive concentration of outstanding cultural, recreational, educational, medical and religious institutions. Included among the major institutions are the Museum of Fine Arts, Symphony Hall, Northeastern University, Wentworth Institute, the New England Conservatory of Music, Harvard Medical School, Massachusetts College of Art, and the Christian Science Church. The Back Bay Fens is the main recreational facility serving the project area. The project area is also conveniently located to major public transportation.

These inherent features offer a rationale to revitalize and rehabilitate the Fenway area. The improvements proposed in the Urban Renewal Plan will ensure land uses compatible with the character of the present community, providing for the elimination of blighting influences; the addition of needed community facilities; and the development of improved residential housing. All of these improvements will serve to upgrade the environment of the total area.



In addition, the proposed Urban Renewal actions will provide a workable framework for institutional growth in order that expansion can be directed and consolidated in a rational manner. The Land Use Plan provides for the development of expanded institutional growth properly planned with respect to transportation and location. In this way, the Plan provides protection for the residential community while at the same time takes advantage of the resources of the area for cultural, educational, economic, social, and recreational development. In addition, the Urban Renewal Plan stresses the rehabilitation of existing structures, particularly those in residential and institutional use.

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PROPOSALS:

Basis for Proposed Regula-
tions, Controls or Restric-
tions on Properties to be
Acquired

CODE NO. R-214(2)(b)

The general planning and design objectives discussed in detail in Chapter II of the Urban Renewal Plan indicate the basis for specific controls which are imposed by the Plan on properties to be acquired.

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REPORT ON PLANNING
PROPOSALS:

Adequacy of Proposed Codes
and Ordinances

CODE NO. R-214(2)(c)

Chapter 665 of the Acts of Massachusetts, 1956, as amended, established the Zoning Commission of the City of Boston and provided for the adoption of a zoning regulation for the City. Under the provisions of Section 14 thereof, the zoning regulation was reported to the General Court and became effective on December 31, 1964. The regulation represents an updated and significant revision of the prior zoning regulations, first established by Chapter 488, Acts of 1924. The current submission for recertification of the Workable Program for Community Improvement, particularly Section II thereof, discusses progress under prior zoning regulations, and the practice under the new zoning regulations. In particular, the current statute provides for mandatory referral of zoning regulations to the City Planning Board, and under Chapter 652 of the Acts of 1960, the Boston Redevelopment Authority performs the functions of this Board. Under the regulations, appeals for conditional uses are referred specifically to the Boston Redevelopment Authority for review and a report. Within the planning department of the Authority is a Zoning Division. In addition to performing the duties referred to above this division serves as the technical staff for the Zoning Commission. The proposed zoning changes included herein are consistent with the regulations and restrictions to be enforced in the several use districts therein. The changes constituted such redistricting as is necessary to reflect the provisions of the Urban Renewal Plan. The Zoning Regulations and Use Districts as revised are current and apt, and constitute adequate zoning protection for the project area.

Other codes and regulations applicable in the project area are reflected in Chapter VIII of the Urban Renewal Plan. Code No. R-221(1)(b) contains a description of the nature and applicability of these codes and regulations. The current submission for recertification of the Workable Program for Community Improvement, particularly Section I thereof, discusses these codes and regulations, progress thereunder, and review and revision efforts. Subject codes and regulations are adequate to protect both areas of new development and conservation areas within the Urban Renewal Project Area.

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REPORT ON PLANNING
PROPOSALS:

Modification of Existing
Major Streets

CODE NO. R-214(2)(d)

The Fenway project area functions as a corridor through which large volumes of through traffic flow each day between central Boston and the southwestern suburbs. At the same time, the institutions themselves are generators of considerable vehicular traffic, which often conflicts with the through traffic and overburdens the existing inadequate street system. Accordingly, the primary objective of the Circulation Plan is to regulate, channel, and distribute the traffic along routes suitable for this function in order that maximum capacities may be achieved without endangering the safety and physical integrity of the community.

The proposed solutions to the circulation problems have been developed by the Redevelopment Authority's staff and its traffic consultants in connection with the circulation principles established for the overall transportation plan of the City of Boston, on the basis of studies of existing and projected traffic flows, and in relation to the proposed land uses. Specific proposals and solutions include the following:

(1) Reduction and Redesign of Intersections along Massachusetts Avenue

Massachusetts Avenue is a major arterial in the regional highway network and will remain as an important arterial in the future. The local streets intersecting Massachusetts Avenue will be closed or redesigned and Westland Avenue will be realigned to intersect the Avenue at right angles. The elimination of poorly designed intersections will improve the arterial function of Massachusetts Avenue.

(2) Widening of Massachusetts Avenue from Newbury Street to New York, New Haven and Hartford Railroad Right-of-Way

It is proposed to widen Massachusetts Avenue from Newbury Street to the New York, New Haven and Hartford Railroad right-of-way in order to obtain a central traffic island and left turning lanes for improved traffic operations. This widening will be phased over time and will be accomplished through acquisition and donation of



additional right-of-way.

(3) Reduction and Redesign of Intersections along Huntington Avenue and Proposed Widening

Huntington Avenue is presently a major arterial in the regional highway network but in the future will function primarily as a major collector for the Fenway Area. The existence of numerous local streets entering at poorly designed intersections seriously interferes with the smooth functioning of the Avenue. Many of these minor intersections will be eliminated in the plan. In addition, the Forsyth Way, Hemenway Street, Parker Street intersection with Huntington Avenue will be redesigned so that the intersections are at right angles. These improvements will be accomplished through property acquisition and donation. In addition, the Massachusetts Bay Transportation Authority proposes land acquisitions where necessary for the widening of Huntington Avenue in order to provide transit stops and lighting.

(4) Widening of Longwood Avenue from the Riverway to Huntington Avenue

Longwood Avenue is presently overcrowded at the peak hours and is inadequate to serve its dual function as a minor arterial and a major collector for the Medical Center Complex. In order to improve its future operation, Longwood Avenue will be widened. This widening will be accomplished as new development takes place along the avenue.

(5) Widening and Realignment of Edgerly Road

In connection with the proposed residential-commercial redevelopment along Massachusetts Avenue, Edgerly Road will be widened and realigned to serve more adequately the new development. Acquisition and donations of the necessary right-of-way will be employed to accomplish this improvement.

(6) Widening of Belvidere Street and Haviland Street from West Newton Street to Hemenway Street

Belvidere and Haviland Streets will function as a peripheral system servicing the Christian Science Church development area and the Prudential Center. It is proposed, therefore, to widen, as far as practicable, both of these streets and to redesign the Haviland-Hemenway and the Hemenway-Boylston intersections. These improvements will be accomplished through property acquisition and donation.



(7) Construction of the Inner Belt

The proposed Federally Aided Inner Belt Expressway will bisect the Fenway project area in a northwest-southeast direction through a portion of the Back Bay Fens. The Plan proposes that this expressway be in a tunnel and landscaped in such a way as to preserve the aesthetic quality of the Fens. The design is being undertaken in collaboration with the Massachusetts Department of Public Works and the Metropolitan District Commission.

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PROPOSALS:

Exclusions from Area

CODE NO. R-214(2)(e)

There are no areas within the perimeter boundary of the project to be excluded from the Urban Renewal Area.

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REPORT ON PLANNING Incidental Properties Not
PROPOSALS: To Be Acquired

CODE NO. R-214(2)(f)

Properties within the clearance areas as delineated on Map 6: Building Deficiencies and Proposed Treatment Areas, which are not designated for acquisition on Map 1: Property Map, are not to be acquired at this time.

Those properties located in clearance area No. 1 are basically in harmony with land uses proposed for the project and do not create significant problems with respect to traffic circulation, rehabilitation, or redevelopment parcels. Those properties located in clearance area No. 2 are classified as deficient, but redevelopment by the present owner in accordance with Urban Renewal Plan objectives is foreseen.

To the extent practicable, one or more of the following measures will be taken to insure that properties conform to the controls or standards established in the Urban Renewal Plan.

- (1) Enforcement of the applicable codes and ordinances of the City of Boston and the Commonwealth of Massachusetts.
- (2) Separate written agreement.
- (3) Exercise of the power of eminent domain in the event that compliance cannot be secured by agreement or enforced by the police power.

Controls for these parcels are specified in Chapter VI, Code No. R-213.

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REPORT ON PLANNING
PROPOSALS:

Adequacy of Existing
and Proposed Facilities

CODE NO. R-214(2)(g)

Based on the 1965-1975 General Plan for the City of Boston, general neighborhood renewal plans and surveys made by and for the Redevelopment Authority staff, and studies made for the Boston School Department and the Boston Redevelopment Authority by the Harvard Graduate School of Education, the existing and proposed commercial, community, recreational, and public service facilities both within and immediately adjacent to the Fenway Project Area have been determined to be adequate to serve the project area.

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REPORT ON PLANNING
PROPOSALS:

Relationship of Plan
to Neighborhood Plan

CODE NO. R-214(3)

The Fenway Project Area is part of both the Parker Hill-Fenway General Neighborhood Renewal Plan Area (R-48) and the Back Bay GNRPA Area (R-47). The Urban Renewal Plan for the Fenway is in conformity with the objectives and with the land use proposals of the GNRPA's for this part of the GNRPA areas. The GNRPA reports have been submitted previously. Since the Boston Redevelopment Authority is the local planning agency as well as the LPA, the local planning agency's recognition of the plans are evidenced by the Authority's approval and submission of the GNRPA's.

The Fenway Area is proposed to continue, for the greater part, as a major institutional district. To the northeast of the institutional complex is a high-density residential-commercial area, in which the proposed treatment is principally rehabilitation. Within the residential areas, substandard structures and non-conforming and blighting uses will be eliminated, and new local commercial and low- and moderate-rental housing of varied types will be provided. This is in keeping with the GNRPA objectives of conserving existing neighborhoods whenever possible and of providing maximum opportunities for new development.

The major community facility proposed in the Plan is a public plaza adjacent to Symphony Hall to accommodate the relocation of the entrance to a major subway line in connection with the widening of Massachusetts Avenue. In addition, this plaza would serve as a public open-space for the community. The Back Bay Fens and other local parks are proposed for extensive rehabilitation. These park areas, as well as existing and proposed schools, playgrounds, and other community facilities, either within the project area or in adjacent areas, will be adequate to serve the recreational, educational, and similar needs of the area's residents.

Proposed new streets and modification of existing streets conform to the preliminary circulation plans for the Parker Hill-Fenway and the Back Bay GNRPA areas.

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REPORT ON PLANNING
PROPOSALS:

Basis of Determinations That
the Objectives of the Urban
Renewal Plan Cannot Be
Achieved Through More Exten-
sive Rehabilitation

CODE NO. R-214(4)(a)-
(4)(d)

The objectives of the Fenway Urban Renewal Plan cannot be achieved entirely through more extensive rehabilitation. Clearance is necessary in those areas where the majority of the buildings are structurally substandard and beyond the point of economic repair. Clearance treatment also is needed to remove blighting influences that exist in the Fenway Area. (See Code No. R-212(6)(a).)

- (a) Buildings to be cleared which are structurally substandard and infeasible of rehabilitation.

Of the 169 structures to be cleared in the Fenway Project Area, 101 structures were determined to be structurally substandard and infeasible of rehabilitation, based on the detailed interior surveys conducted. (See Code No. R-212(6)(b).)

- (b) Buildings not included in Item (a) above which must be cleared to remove blighting influences.

Of the 169 structures to be cleared, 68 structures are to be removed because of blighting influences. The following specific blighting influences are to be corrected:

1. Unsafe and Congested Streets
2. Incompatible Land Uses
3. Obsolete Building Types
4. Inadequate Parking
5. Inadequate Community Facilities

- (c) Buildings not included in Items (a) or (b) above which must be cleared in order to achieve specific Plan objectives.

Not applicable.

- (d) Description of consideration given during development of the Urban Renewal Plan to proposals that would result in retention of a greater number of buildings which are structurally sound or capable of rehabilitation.

The Fenway Urban Renewal Plan places emphasis on rehabilitation and conservation rather than on large scale clearance. Rehabilitation surveys conducted by the Authority in the project area were carefully designed to measure the feasibility of rehabilitation. Consequently, as far as possible, all those buildings which are structurally sound or feasible of rehabilitation are retained and only those which are required to be removed to satisfy the conditions listed in Item (b) above are proposed for clearance.

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REPORT ON PLANNING Conformity with the General
PROPOSALS: Plan and the Program for
 Community Improvement

CODE NO. R-214(5)(a)

The Fenway Urban Renewal Plan is in conformity with the 1965-1975 General Plan for the City of Boston, dated March, 1965, and with the Workable Program for Community Improvement, of which the General Plan is a part.

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REPORT ON PLANNING	Relationship of Urban Renewal	CODE NO. R-214(5)(b)
PROPOSALS:	Plan to Local Objectives	

Definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements are identified in the Urban Renewal Plan (Code No. R-213). The Plan's proposals for rehabilitation of properties-to-remain, and for public, private, and institutional redevelopment specifically relate to these objectives.





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REPORT ON MINORITY GROUP CONSIDERATIONS

CODE NO. R-215

The project will not result in a substantial net reduction in the supply of housing in the project area available to racial minority families.



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REHABILITATION AND
CONSERVATION DATA:

Specific Evidence as
to Required Factors

CODE NO. R-221(1)(a)

This report describes the basis for rehabilitation activities and a program to achieve rehabilitation objectives in the Fenway Urban Renewal Area.

The surveys and studies discussed herein have established that:

1. It is feasible to upgrade properties which will be retained to Minimum Property Rehabilitation Standards.
2. The area has the environmental characteristics necessary to assure the success of a rehabilitation program.
3. Rehabilitation is economically justified in the light of market values and rental levels.

A feasibility study of 17 typical residential buildings was undertaken by the Boston Redevelopment Authority in conjunction with the Federal Housing Administration. Rehabilitation surveys, interviews with the residents, appraisals and rehabilitation cost estimates were prepared and evaluated. By correlating the results to comparable conditions within the area, satisfactory projections were made which indicate that rehabilitation is feasible for those structures which are to be retained.

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REHABILITATION AND
CONSERVATION DATA:

Rehabilitation and
Conservation Report

CODE NO. R-221(1)(b)

A. Basis of Property Rehabilitation Standards

The property rehabilitation standards contained in the Urban Renewal Plan were formulated under the policy of the Boston Redevelopment Authority to establish a program of rehabilitation which will provide decent, safe and sanitary accommodations for the persons who reside in or otherwise occupy the structure. Such standards incorporate, by reference, appropriate state and city codes and ordinances, which are considered minimum levels to be achieved for the protection of the public health and safety.

1. Adequacy of Codes and Ordinances

The Federal Housing Administration considers that the local codes and ordinances are adequate to bring properties to an acceptable level with respect to F.H.A. standards of rehabilitation. The differences between such codes and ordinances and Federal Housing Administration Minimum Property Standards in this locality are not substantial. Consequently, the use of such codes and ordinances as a basis for achieving Property Rehabilitation Standards substantially meets the requirements of state and local law and the federal insuring authority involved. Moreover, under the policies of local financing bodies and FHA Section 220 certification, rehabilitation mortgages will be available where rehabilitation is consistent with such codes and ordinances. This financing is available for residential properties within other urban renewal projects in the City of Boston.

The Minimum Property Rehabilitation Standards as contained in the Urban Renewal Plan are applicable to all buildings scheduled to be retained in the project area. These standards provide for the general repair and improvement of neglected buildings, the elimination of unsafe and unsanitary conditions, and for improved building and property maintenance.

The Fenway Urban Renewal Plan also contains provisions for the enforcement of the Minimum Property Rehabilitation Standards. In the event that a property owner refuses to comply with such standards, or if the structure is infeasible to rehabilitate due to physical condition, the Boston Redevelopment Authority may acquire the property and either demolish the improvements thereon or sell the property subject to rehabilitation in accordance with the Plan.

2. Actions Taken to Adopt, Revise, or Amplify Code Standards

The code standards herein are basic safeguards of the rehabilitation program. They are consistent with state law and are in fact partly a direct legislative product. They correspond substantially to the requirements of the Federal Housing Administration and to the practices of lending institutions in urban renewal areas. In addition, they are responsive to changing conditions and practices. Refer in this regard to the current submission for recertification of the Workable Program for Community Improvement, particularly Section I thereof. As discussed therein, code standards are under current and continuing review by the several committees and agencies concerned, and by the Redevelopment Authority itself. Liaison is maintained with these groups as well as with federal agencies involved and the local financial community by the Redevelopment Authority staff. Appropriate recommendations for adoption, revision, or amplification of standards are made as the need appears.

3. Rehabilitation Requirements

(a) FHA Requirements and Adaptability

It is expected that FHA will participate in the financing of rehabilitation of residential buildings in the project area. Based upon meetings and surveys of typical properties with FHA representatives, FHA requirements can be enforced and are feasible to employ.

(b) Other Requirements

All other properties, residential or non-residential, which are to be retained in the area and are not in need of or requesting FHA financial assistance will meet the Minimum Property Standards of the Urban Renewal Plan and state and local codes and ordinances as applicable.

B. Basis of Finding of Feasibility of Property Rehabilitation

The staff of the Boston Redevelopment Authority, together with FHA representatives, undertook a study of the structures which are to be retained. The purpose of the study was to determine the feasibility

of renewing these individual structures. Based upon analysis of the data collected, rehabilitation was found to be feasible.

A letter from the FHA indicating that rehabilitation is feasible in the Fenway Project Area will be submitted at a later date.

1. Summary for Typical Properties of:

(a) Anticipated Extent of Repairs and Improvements:

The following is a list of the typical properties which have been studied by our staff, giving the anticipated extent of repairs necessary to have these properties brought up to the Minimum Property Standards.

Typical Structure #1

DWELLING TYPE:

4 Units 4 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 11,469.00

Apartment Work

Apartment #1 lr, k, dr, br, bath	
Remove and replace plas. 14 S.Y.	\$ 168.00
Paint walls and ceil. 950 S.F.	228.00
Install dupl. recept. and SW 6	72.00
Install window cords	24.00
Sand and refin. fl. 224 S.F.	134.00
Plane doors that bind	30.00
Install new trim and lav.	180.00
Patch ceramic tile at bowl	30.00

Sub Total 1 Apt.

866.00

TOTAL APARTMENT WORK

\$ 3,465.00

Exterior Work

Replace T & G roof 18 Sq.	1,440.00
Install new skylight	432.00
Install new penthouse door etc.	120.00
Paint and caulk windows 840 S.F.	300.00
Point brick walls and chimney 3300 S.F.	2,760.00
Install 4 new cellar windows and rat screens	288.00
Repair masonry fdn. inter.	240.00
Install conc. flr. 1800 S.F.	924.00
Remove debris in base.	240.00
Repair plumb. in base.	180.00
Mis. elect. and patch in base.	360.00
Paint F.E. and patch	720.00

TOTAL EXTERIOR WORK

8,004.00

TOTAL COST

\$ 11,469.60

Typical Structure #2

DWELLING TYPE:

5 Units 4 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 10,098.00

Apartment Work

Apartment #3 lr, dr, k, bath, br, br
Paint windows 165 S.F.; paint
ceiling 224 S.F.; install duplex
recept and SW 8

Apartment #4 (same as above)

\$ 936.00

TOTAL APARTMENT WORK

\$ 1,872.00

Exterior Work

Raise 3-sets stairs to orig.
position and patch etc.

1,080.00

Scrape and paint F.E. 1125 S.F.

336.00

Paint and caulk windows and doors
800 S.F.

420.00

Install 10 new 1/2 screens

120.00

Repair skylight putty and paint

60.00

Repair front exter. steps (conc.)

30.00

Point brick work 3500 S.F.

2,940.00

Install sprinklers - main and base.
and halls and stairs

1,920.00

Install F.A. and emerg. lights

360.00

Install 1-washer and 1-dryer

960.00

TOTAL EXTERIOR WORK

8,226.00

TOTAL COST

\$ 10,098.00

Typical Structure #3

DWELLING TYPE:

10 Units 3 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 16,098.00

Apartment Work

Apartment #2 lr, br, bath, k
Patch cracks in ceiling and paint
Patch cracks in ceiling and walls
and paint

Patch cracks in walls and paint
1650 S.F.

\$ 397.00

Paint ceiling 50 S.F.

21.00

Remove lino. apply underlayment
and inlaid lino. 120 S.F.

158.00

Install duplex recept. SW 10

120.00

Sub Total 1 Apt.

697.00

Sub Total 3 Apts.

\$ 2,091.60

Apartment #1 rear lr, k, br, bath

Sand floors and refinish 280 S.F.

168.00

Paint walls 320 S.F.

77.00

Strap ceils. and install acoust.
tile 244 S.F.

146.40

Install duplex recpt. and SW 4

48.00

Sub Total 1 Apt.

439.00

Sub Total 7 Apts.

3,075.00

TOTAL APARTMENT WORK

\$ 5,166.00

Exterior Work

Replace T & G roof and cornice end
20 sq.

1,200.00

Penthouse - remove & rebuild 8"
brick walls

816.00

Remove and replace skylight 100 S.F.

960.00

Rebuild tops of 2 brick chimneys

54.00

Paint rear steel stairs and landings
and brick walls 400 S.F.

576.00

Typical Structure #3 (cont.)

Exterior Work (cont.)

Remove and replace broken F.E.; tread and scrape and paint F.E.	360.00
Remove and replace conductor	72.00
Remove and replace wood hand railings on steel stairs	42.00
Remove and replace 6 windows and frames	504.00
Remove and replace 2 kal. drs. frames and trim and hdwe.	300.00
Paint and caulk windows on ext. and cornice 1000 S.F.	360.00
Point 75% of ext. wall 2300 S.F.	1,932.00
Construct B.R. of 3" conc. bl. 350 bl.	252.00
Install kal. dr. and fr., and hdwe.	120.00
Install intake and exhaust ducts and louvre 30 H.	144.00
Install sprinkler main and heads in base., stairs, and halls	1,920.00
Install laundry in base. l-washer and l-dryer	960.00
Install emerg. lighting in halls and F.A. system	<u>360.00</u>
TOTAL EXTERIOR WORK	<u>10,932.00</u>
TOTAL COST	<u>\$ 16,098.00</u>

Typical Structure #4

DWELLING TYPE:

10 Units 4 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 4,016.00

Apartment Work

Apartment #3 br, lr, k, bath
Paint ceilings

\$ 150.00

Apartment #2
Spackle and repaint ceilings
150 S.F.

Paint wall in bath

240.00

Apartment #9 (same as #2)

240.00

TOTAL APARTMENT WORK

\$ 630.00

Exterior Work

Enclose br with S.C. door and
vent exhaust
Install F.A. and emerg. lights
Install sprinklers in halls and
stairs
Patch plas. over boiler etc. 10 S.Yds.
Install vent ext. above rf.
Paint penthouse, windows and F.E.
2565 S.F.

516.00

360.00

600.00

60.00

30.00

921.00

Replace broken bricks at corner and
at F.E.

360.00

Point 500 S.F.

420.00

Repair plumb. leaks in base.

120.00

TOTAL EXTERIOR WORK

3,336.00

TOTAL COST

\$ 4,016.00

Typical Structure #5

DWELLING TYPE:	16 Units 5 Story Masonry
ESTIMATED REHABILITATION COST:	\$ 18,512.00

Apartment Work

Apartment #3
No work required

Apartment #14 Paint ceiling; sand and refin. floors 456 S.F.	\$ 330.00
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Sub Total 4 Apts.	\$ 1,320.00
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Apartment #5 k, lr, den, br, bath Sand and refin. floors 456 S.F.; painting and minor plas. patch	454.00
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Sub Total 4 Apts.	1,816.00
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Apartment #6
No work required

Apartment #12 Install sash cords where req'd; install inlaid lino. 24 S.F.; install dupl. recept. and SW 4;	150.00
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Sub Total 4 Apts.	<u>600.00</u>
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TOTAL APARTMENT WORK	3,736.00
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Exterior Work

Enclose elev. shaft in masonry and install new doors, plas. and paint	7,920.00
Install hand rails at stairs. 100Lf.	360.00
Install sprinklers in stairs, 2 halls	1,920.00
Install vent ducts in br	144.00

Typical Structure #5 (cont.)

Exterior Work (cont.)

Change door SW and add SC hdwe.	\$ 60.00	
Install F.A. 7 emerg. lights	360.00	
Paint and caulk windows	360.00	
Paint and minor patch in halls	240.00	
Repairs @ penthouse stair, etc.	120.00	
Install laundry 1-washer and 1-dryer	960.00	
Point brick 2000 S.F.	1,318.00	
Install WI handrails in lobby	180.00	
Paint and caulk windows 375 S.F.	114.00	
Install 10 new half screens	120.00	
Paint and repair F.E. as req'd	<u>600.00</u>	
TOTAL EXTERIOR WORK		<u>\$ 14,776.00</u>
TOTAL COST		<u>\$ 18,512.00</u>

Typical Structure #6

DWELLING TYPE:

23 Units 4 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 31,866.00

Apartment Work

Apartment #10 lr, br, bath, k
Sand and refin. floors; install
duplex recept. and SW 6

\$ 1,537.20

Apartment #9 br, k, bath
Paint walls and ceiling; sand and
refin. floors; replace missing
tile fl.; install dupl. recept.
and SW 5

3,130.00

Apartment #2 lr, br, k, bath
Paint ceiling; install duplex
recept. 6

1,747.00

TOTAL APARTMENT WORK

\$ 6,414.00

Exterior Work

Install sprinklers - main base.,
halls, and stairs

2,880.00

Install F.A. and emerg. lights

360.00

Repair walls, ceilings, 2 floors
in lobby

240.00

Build boiler rm. with S.C.

T.C. door and vent

552.00

Install elev. and shaft

18,000.00

Install l-washer, l-dryer

960.00

Plaster section of BR ceil.

300.00

Replace conc. fl. as req'd

120.00

Paint F.E. (2-elev.) lateral and
to grade

1,200.00

Install railings @ ext. steps and
lobby

360.00

Point brick 300 S.F.

480.00

TOTAL EXTERIOR WORK

25,452.00

TOTAL COST

\$ 31,866.00

Typical Structure #7

DWELLING TYPE:

25 Units 5 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 14,508.00

Apartment Work

None req'd.

Exterior Work

Enclose elev. shaft with 8" masonry and plas. and paint and new doors	\$ 7,920.00
Build boiler rm.	252.00
Install mc S.C. door	120.00
Install vent and exhaust ducts	180.00
Install F.A. system and emerg. lights	360.00
Refin. z-conc. balconies	60.00
Remove dentils at cornice and paint	132.00
Point brick	756.00
Install wl handrails at front steps and lobby	360.00
Paint and caulk windows	240.00
Install 13 rat screens at cellar	468.00
Replace 10 panes of glass	60.00
Scrape and paint steel balconies	1,200.00
Replace screening for enclosed porches and paint; remove screens	240.00
Install new screens	1,920.00
Paint	240.00

TOTAL EXTERIOR COST

14,508.00

TOTAL COST

\$ 14,508.00

Typical Structure #8

DWELLING TYPE:

28 Units 4 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 29,798.00

Apartment Work

Apartment #12 br/al, k, bath
Spackle and paint walls and ceils.,
440 S.F.; replace linc. with in-
laid 35 S.F.; install dupl. recept.
6

\$ 3,074.00

Apartment #9 br, lr, bath, k
Install dupl. recept. 6

1,008.00

TOTAL APARTMENT WORK

\$ 4,082.00

Exterior Work

Install sprinklers in base.,
stairs and halls
Enclose center stairs with kal drs.
and plaster 432 S.F.
Patch plas. @ penthouse 180 S.F.
Enclose B.R. incl. S.C. door and vent
Install l-washer and l-dryer
Install F.A. and emerg. lights
Patch base. conc. floor
Misc. carp. @ rear stairs and landing
Misc. paint and patch rear stairs
Kal. door for base. stairs
Paint and caulk windows 600 S.F.
Point brick 800 S.F.
Install elev. in masonry, walls, etc.
Point inter. or fdn. walls

1,440.00

2,592.00

48.00

552.00

960.00

360.00

180.00

180.00

120.00

120.00

252.00

672.00

18,000.00

240.00

TOTAL EXTERIOR COST

25,716.00

TOTAL COST

\$29,798.00

Typical Structure #9

DWELLING TYPE:

28 Units 4 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 36,654.00

Apartment Work

Apartment #28 lr, br, k, bath, br
Paint walls and ceilings 2050 S.F.;
install dupl. recept. and SW 7

\$ 5,328.00

Apartment #18 lr, br, k, bath
Install dupl. recept. and SW 6

432.00

Apartment #20 k, br, bath
Paint walls and ceils. 800 S.F.;
install fl. covering 24 S.F.;
install door and hdwe; install
dupl. recept. and SW 5

1,950.00

Apartment #1
Install vent. hood; install dupl.
recept. and SW 4

840.00

TOTAL APARTMENT COST

\$ 8,550.00

Exterior Work

Remove skylight, reframe opening
and reset skylight and flashing
etc.

360.00

Replace plas. ceil. at skylight 15
S. Yds.

90.00

Install light fixt., and SW

30.00

Build br walls with S.C.

552.00

T.C. door and vent

36.00

Patch plas. in base 6 S. Yds.

60.00

Patch conc. floor

120.00

Install M.C. door to base stairs

Replace soapstone sinks with l-washer
l-dryer etc.

960.00

Patch front ext. conc. steps

48.00

Typical Structure #9 (cont.)

Exterior Work (cont.)

Install hand rails W.I. at front steps	\$ 120.00
Point brick 2200 S.F.	1,848.00
Install pass. elev. and shaft	18,000.00
Install sprinklers in halls and stairs	1,920.00
Enclose wood stairs 1st flr to roof	3,600.00
Install F.A. & emerg. lights	<u>360.00</u>

TOTAL EXTERIOR WORK	<u>\$ 28,104.00</u>
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TOTAL COST	<u><u>\$ 36,654.00</u></u>
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Typical Structure #10

DWELLING TYPE:	30 Units 4 Story Masonry
ESTIMATED REHABILITATION COST:	\$ 28,915.00

Apartment Work

Apartment #24 1r, k, bath, br Patch and paint ceil.; install duplex recept. and S.W. 8	\$ 1,224.00
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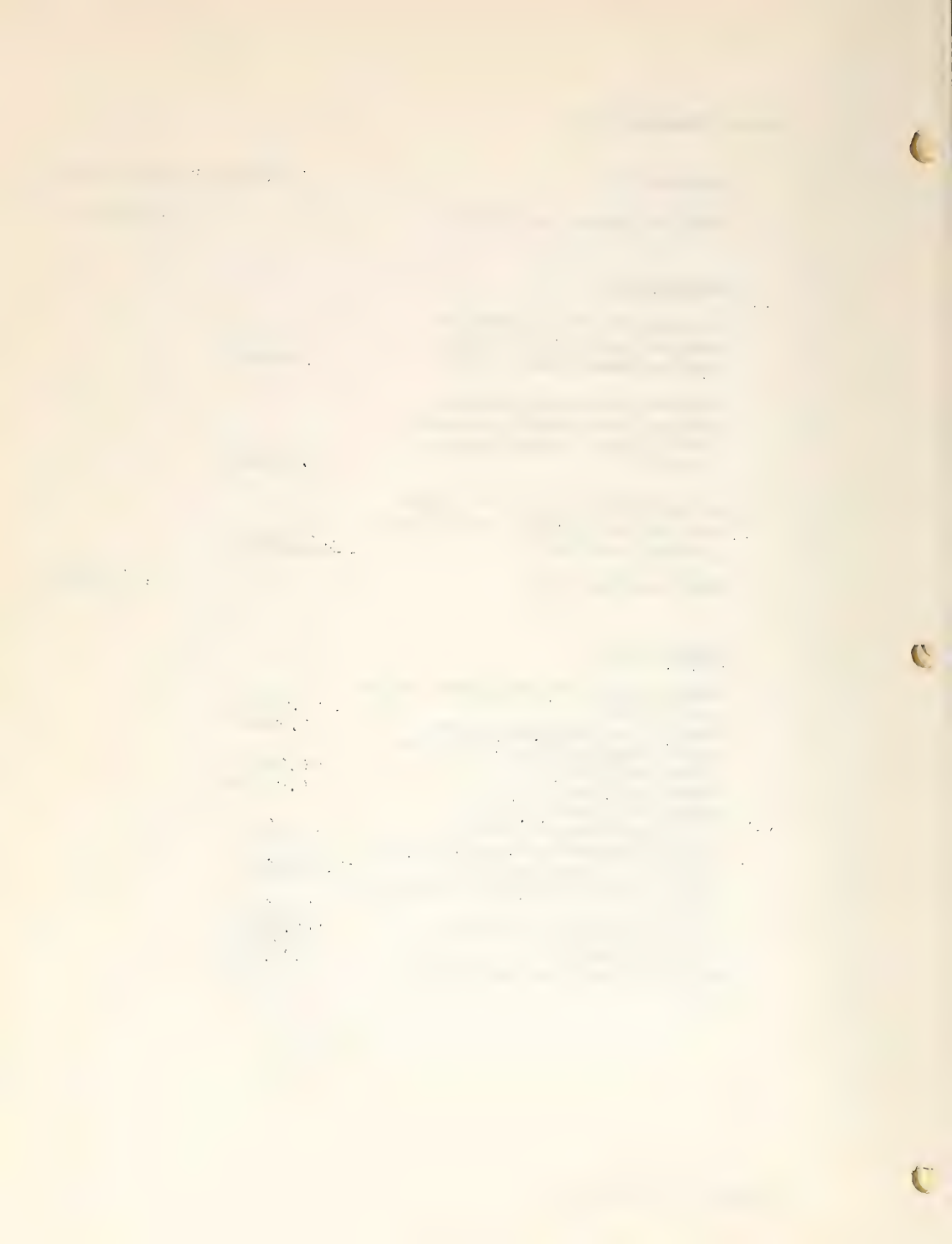
Apartment #12A br/al, k, bath Patch and paint ceil.; sand and refin. floor; install duplex recept.	1,860.00
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Apartment #6 1r, k, br, br, bath Patch and paint ceil; install dupl. recept. and S.W. 6	<u>840.00</u>
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TOTAL APARTMENT WORK	\$ 3,924.00
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Exterior Work

Install sprinkler main, base., halls and stairs	2,880.00
Install F.A. and emerg. lights	360.00
Point exterior wall and inter. of fdn. walls 300 S.F.	360.00
Patch conc. floor 30 S.F.	60.00
Install B.R. walls, S.C. T.C. door and vent ducts	552.00
Install elevator and masonry walls, new doors, plas. and paint	18,000.00
Install hand rails @ ext. steps and lobby	240.00
Install 1-washer and 1-dryer	960.00
Paint fire escapes	1,200.00
Paint and caulk windows 375 S.F.	228.00



Typical Structure #10 (cont.)

Exterior Work (cont.)

Install new rat screens 48 S.F.
Patch walls and ceil. @ skylight
60 S.F.

115.00

36.00

TOTAL EXTERIOR WORK

24,991.00

TOTAL COST

\$ 28,915.00

Typical Structure #11

DWELLING TYPE:

32 Units 4 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 30,605.00

Apartment Work

Apartment #9, lr, br, bath, k	
Install duplex recept. SW 4	\$ 384.00

Apartment #20, lr, br, bath, k, h	
Paint ceil. 140 S.F.; sand and	
refin. floor 140 S.F.; remove	
and replace 2 windows	2,284.00

Apartment #31, br, lr, k, h, bath	
Remove and replace 1 window	672.00

Apartment #32 lr, br, bath, k	
Remove and replace 2 windows; remove	
and replace 1 lav.	<u>2,304.00</u>

TOTAL APARTMENT WORK

\$ 5,644.00

Exterior Work

Build boiler rm of 3" conc. blocks	
350 bl.	252.00
Install kal. dr. fr. and hdwe.	120.00
Install intake and exhaust ducts	144.00
Refin. or paint front entr. and vest.	
doors fr. s.l. and trans.	38.00
Front elev. remove and replace cast	
stone sills and lintels	552.00
Point brick 570 S.F.	193.00
Rear elev. replace 200 common red brick	264.00
Point 25% of brick 250 S.F.	478.00
Install steel F.E. lat. for 4 stories	720.00
Install sprinklers main, base, and halls	2,880.00
Install F.E. and emerg. lighting	360.00

Typical Structure #11 (cont.)

Exterior Work (cont.)

Install l-washer, l-dryer	960.00	
Install pass. elev. and shaft	<u>18,000.00</u>	

TOTAL EXTERIOR WORK		<u>24,961.00</u>
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TOTAL COST		<u>\$ 30,605.00</u>
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Typical Structure #12

DWELLING TYPE:

35 Units 5 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 14,664.00

Apartment Work

Apartment #7 lr, br, bath, k
Paint ceils. 112 S.F.

\$ 1,008.00

Apartment #3 br, al, bath, k
No work required

Apartment #33 lr, br, k, bath, br
Install dupl. recept. and SW 6

576.00

Apartment #11 lr, br, br, k, bath
Install duplex recept. and SW 10

960.00

TOTAL APARTMENT WORK

\$ 2,544.00

Exterior Work

Install new plas. @ penthouse,
@ elev., in bse, etc.

360.00

Install F.A. and emerg. lights

360.00

Install new boiler rm. compl. with

S.C. T.C. door and vent ducts

552.00

Replace sect. of conc. fl. 192 S.F.

216.00

Paint fire escapes

1,200.00

Install 6 rat screens

72.00

Install sprinklers in stairs, halls, etc.

1,440.00

Enclose elev. in masonry

7,920.00

TOTAL EXTERIOR WORK

12,120.00

TOTAL COST

\$ 14,664.00

Typical Structure #13

DWELLING TYPE:

40 Units 5 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 12,468.00

Apartment Work

None required

Exterior Work

Install sprinklers in halls and stairs	\$ 1,920.00
Enclose boiler in masonry with T.C. S.C. door and vent ducts	552.00
Enclose elev. with 8" masonry walls incl. new doors, plas. and paint	8,400.00
Install wall rail at front exter. steps	120.00
Point front ext. brick steps	60.00
Install wl railings at ext. steps and in lobby	480.00
Paint and caulk windows	684.00
Install 22 half screens	132.00
Replace l-conc. sill	<u>120.00</u>

TOTAL EXTERIOR WORK

\$ 12,468.00

TOTAL COST

\$ 12,468.00

Typical Structure #14

DWELLING TYPE:	40 Units 5 Story Masonry
ESTIMATED REHABILITATION COST:	\$ 16,242.00

Apartment Work

Apartment #5 lr, br, al, bath, k Install duplex recept. and SW 4	\$ 384.00
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Apartment #3 lr, dr, br, bath, k Install duplex recept. and SW 12	1,152.00
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Apartment #14 lr, dr, br, bath, k Install duplex recept. and SW 8	768.00
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Apartment #23 lr, dr, k, bath, br Install dupl. recept. and SW 8	768.00
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Apartment #10 lr, br, bath, k Install dupl. recept. and SW 8	<u>768.00</u>
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TOTAL APARTMENT WORK	\$ 3,840.00
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Exterior Work

Install sprinklers in halls and stairs	1,440.00
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Install F.A. and emerg. lights	360.00
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Build boiler rm with S.C.	
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T.C. door and vent. ducts	552.00
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Patch plas. ceil. in base.	30.00
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Misc. plas. patching	60.00
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Paint fire escape	600.00
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Enclose elev. in 8" masonry and install new doors, plas., paint and elec. work	7,920.00
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Point bricks front and rear elev 1100SF	924.00
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Install rat screens - 12	144.00
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Replace broken glass	12.00
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Install W.I. railings at ext. steps and lobby	<u>360.00</u>
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TOTAL EXTERIOR WORK	<u>12,402.00</u>
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TOTAL COST	<u>\$ 16,242.00</u>
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Typical Structure #15

DWELLING TYPE:

41 Units 3 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 4,344.00

Apartment Work

None required

Exterior Work

Install vent. system in boiler rm.	\$ 144.00
Remove B.R. door and install new	
T.C. door fr. tr. and clos.	120.00
Point 1000 S.F. of brick	840.00
Repair flashing at roof	240.00
Install sprinkler main, base.,	
halls and stairs	<u>3,000.00</u>

TOTAL EXTERIOR WORK

\$ 4,344.00

TOTAL COST

\$ 4,344.00

Typical Structure #16

DWELLING TYPE:

45 Units 5 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 15,763.00

Apartment Work

Apartment #38 1r, br, and al, bath, k
Remove wallpaper and install new wall
cov. 336 S.F.; paint walls and ceil.
371 S.F.

\$ 2,647.00

Apartment #34 1r, bath, k, br
Install acoust. tile on ceil. incl.
strapping 192 S.F.

1,254.00

Apartment #12A 1r, br, bath, k
Patch and paint ceils. 250 S.F.

660.00

Apartment #16 1r, bath, k, br, vest
Install strapping and acoust.
ceil. tile 522 S.F.; sand and
refin. floors 440 S.F.

6,336.00

TOTAL APARTMENT WORK

\$ 10,897.00

Exterior Work

Break out and replace conc. in base.
as req'd 3000 S.F.

972.00

Remove and install 31 f of cast stone
sill

54.00

Paint all windows on exter. 4000 S.F.

1,680.00

Install F.A. and emerg. lights

360.00

Install 2-washers and 2-dryers

360.00

Install sprinklers

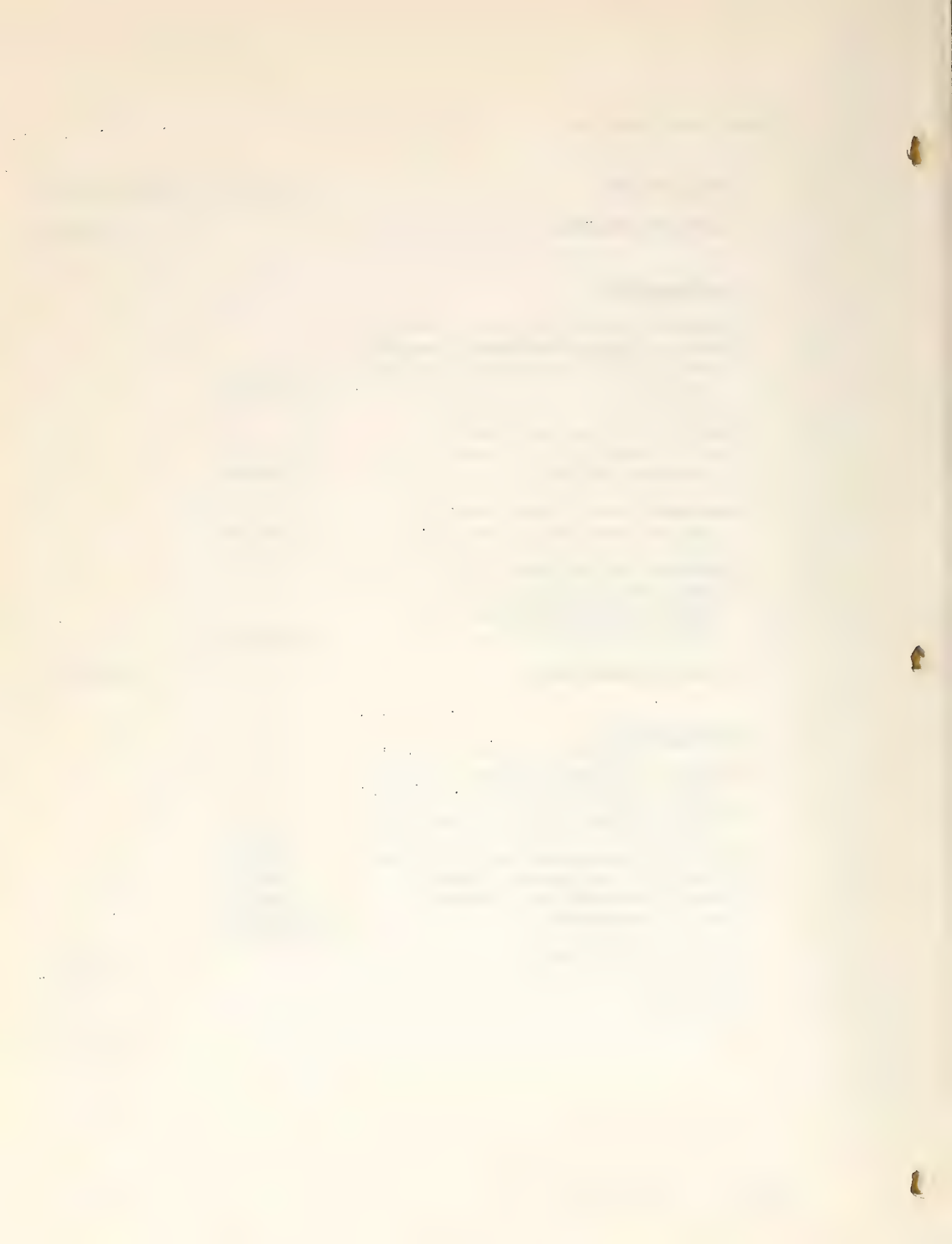
1,440.00

TOTAL EXTERIOR WORK

4,866.00

TOTAL COST

\$ 15,763.00



Typical Structure #17

DWELLING TYPE:

66 Units 5 Story Masonry

ESTIMATED REHABILITATION COST:

\$ 27,987.00

Apartment Work

Apartment #2

Sand and refin. flr.	\$ 1,008.00
Paint walls and ceil.	1,445.00
Bath rms. spackle and paint walls and ceil.	1,459.00

Apartment #4 dorm, 2nd flr.

Sand and refin. flr.	1,008.00
Lounge 1st flr. sand and refin. flr.	288.00
Bath rms .2nd flr. patch and paint ceil. and walls	1,344.00
Install new plas. ceil.	672.00

Apartment #8

None required

Apartment #3

Bath - patch and paint walls & ceil.	<u>1,728.00</u>
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TOTAL APARTMENT WORK

\$ 8,952.00

Exterior Work

Install 2 sets wall hand rails;

2 sets center hand rails fastened to stairs:

Wall - 241 f	57.00
Center - 121 f	144.00
Patch and paint penthouse wls.	60.00
Install sprinklers in halls and stairs	1,440.00
Enclose elev. with 8" masonry; incl. new doors etc.	7,920.00
Reverse swing of br. door and 3 others	540.00
Point part of N & S side elev. and brick steps	3,024.00

Typical Structure #17 (cont.)

Exterior Work (cont.)

Paint C.I. railings at balcon and	
patch conc. ceilings etc. - 20 total	2,400.00
Paint and repair f.e. as req'd.	1,200.00
Install alum. half screens	600.00
Install 3 new doors etc.	288.00
Repair front steps (conc.)	30.00
Repair 8 conc. lintels	480.00
Install 12 rat screens	72.00
Paint and caulk windows	492.00
Install 2 conductor pipes copper	<u>288.00</u>

TOTAL EXTERIOR WORK

19,056.00

TOTAL COST

\$ 27,987.00

(b) Basis of Finding of Feasibility of Property Rehabilitation:

The following is a table of the estimated cost of renewing the typical properties and the estimated increase in value:

<u>Property Number</u>	<u>Estimated Cost of Rehabilitation</u>	<u>Estimated Increase in Property Values</u>
1	\$ 11,469	\$ 12,300
2	10,098	19,500
3	16,098	17,700
4	4,017	23,300
5	18,512	45,600
6	31,866	40,400
7	14,508	66,400
8	29,798	40,700
9	36,654	55,000
10	28,915	47,300
11	30,606	54,300
12	14,664	54,900
13	12,468	60,200
14	16,342	62,300
15	4,344	19,900
16	15,763	59,700
17	27,988	63,600

2. Tabulation and Narrative Statement Summarizing and Analyzing
Surveys and Other Investigations, indicating:

(a) "Before" and "After" Appraisals:

The estimated change in market value takes into account the lower risk factor as well as the increased income flow that will result from rehabilitation. As indicated in the table below, the dollar change in market values exceeds the estimated cost of rehabilitation. This means that from the standpoint of market values, rehabilitation is economically justified.

"Before" and "After" Property Valuations

Property Number	Estimated "Before" Market Value of Structure *	Estimated "After" Market Value of Structure *	Percent Increase
1	\$ 26,500	\$ 38,800	46.4
2	26,500	46,000	73.4
3	37,200	54,900	47.8
4	92,900	116,200	25.0
5	159,300	204,900	28.6
6	100,900	141,300	40.0
7	265,500	331,900	25.1
8	95,600	136,300	42.6
9	159,300	214,300	34.6
10	132,700	180,000	35.5
11	159,300	213,600	27.9
12	212,400	267,300	25.8
13	238,900	299,100	25.1
14	238,900	301,200	26.0
15	74,300	94,200	26.7
16	238,900	298,600	24.6
17	233,600	297,200	27.3

* All figures rounded off to nearest \$100.

The table above indicates an average of 34% increase in "after" over "before" values. The table below indicates that an increase in "after" property valuations of the typical property valuations is more than the expenditure needed to rehabilitate the property.

Property Number	Estimated Cost of <u>Rehabilitation</u>	Estimated Change in <u>Market Values</u>	Ratio of Cost of Rehabilitation to <u>Change in Mkt. Value</u>
1	\$ 11,469	\$ 12,300	93.2 %
2	10,098	19,500	51.7
3	16,098	17,700	87.0
4	4,017	23,300	17.3
5	18,512	45,600	40.5
6	31,866	40,400	78.8
7	14,508	66,400	21.8
8	29,798	40,700	73.3
9	36,654	55,000	66.6
10	28,915	47,300	61.1
11	30,605	54,300	56.3
12	14,664	54,900	26.8
13	12,468	60,200	20.7
14	16,242	62,300	26.0
15	4,344	19,900	21.9
16	15,763	59,700	26.4
17	27,988	63,600	44.0

(b) Debt Carrying Capacity of Properties:

The following table shows the estimated cost to rehabilitate each typical structure surveyed by the Authority:

<u>Average Estimated Cost of Rehabilitation</u>			
<u>Property Number</u>	<u>Number of D.U.'s</u>	<u>Total Cost of Rehabilitation</u>	<u>Per Unit Cost of Rehabilitation</u>
1	4	\$ 11,469	\$ 2,867
2	5	10,098	2,019
3	10	16,098	1,610
4	13	4,017	309
5	16	18,512	1,157
6	23	31,866	1,385
7	25	14,508	580
8	28	29,798	1,064
9	28	36,654	1,309
10	30	28,915	964
11	32	30,605	956
12	35	14,664	419
13	40	12,468	312
14	40	16,242	406
15	41	4,344	106
16	45	15,763	350
17	66	27,988	424

(c) Debt Carrying Capacity of Owners:

The following table indicates the estimated cost of rehabilitation and the increased monthly debt service necessary to cover rehabilitation costs. The average monthly debt service increase for all typical structures is less than six dollars, or an increase of approximately 10 percent over the existing median gross rental.

Estimated Rehabilitation Debt Service 5 3/4% for 30 Years

Property Number	Estimated Cost of Rehabilitation	Number D.U.'s	Debt Service Monthly (Bldg.)	Debt Service Monthly (D.U.)
1	\$ 11,469	4	\$ 67.12	\$ 16.78
2	10,098	5	58.94	11.79
3	16,098	10	93.96	9.40
4	4,017	13	23.35	1.80
5	18,512	16	107.97	6.75
6	31,866	23	186.20	8.10
7	14,508	25	84.63	3.39
8	29,798	28	175.08	6.25
9	36,654	28	213.94	7.64
10	28,915	30	168.66	5.62
11	30,605	32	178.58	5.58
12	14,664	35	85.79	2.45
13	12,468	40	72.95	1.82
14	16,242	40	94.78	2.37
15	4,344	41	25.10	.61
16	15,763	45	92.21	2.05
17	27,988	66	163.41	2.48

(d) For Investment Property:

- (1) Relationship of anticipated increases in value to costs of proposed improvements:
See (1)(b) Basis of Finding of Feasibility of Property Rehabilitation above
- (2) "Before" and "After" per unit rents:

"Before" and "After" Rental Increase

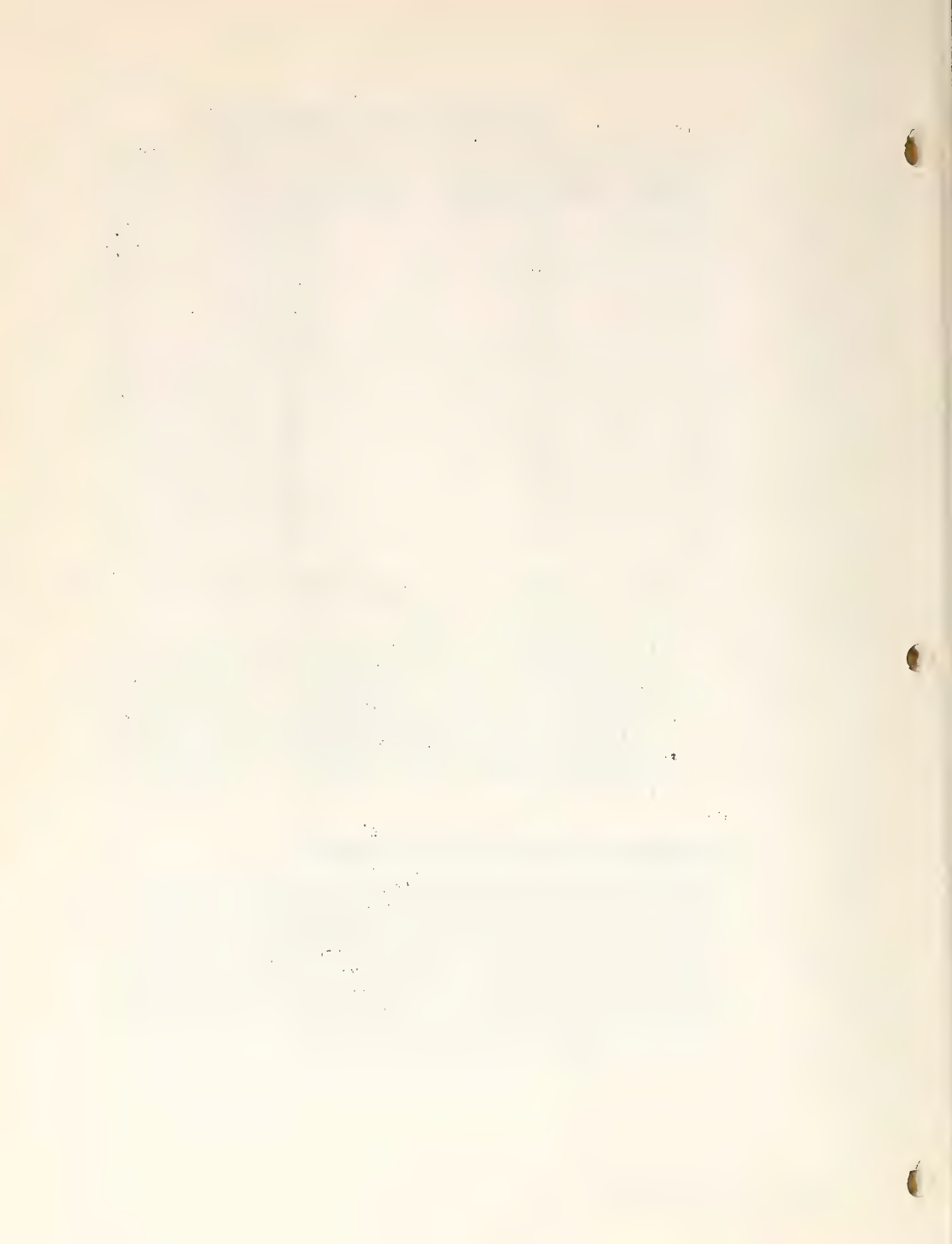
<u>Property Number</u>	<u>"Before" Ave. Rent per Dwelling Unit</u>	<u>"After" Aver. Rent per Dwelling Unit (*)</u>	<u>Percent Increase</u>
1	\$ 83	\$ 100	20.5
2	67	79	17.9
3	47	56	19.1
4	90	92	2.2
5	125	132	5.6
6	55	63	14.5
7	133	136	2.3
8	43	50	16.3
9	71	79	11.3
10	56	62	10.7
11	63	69	9.5
12	76	78	2.6
13	75	77	2.7
14	75	77	2.7
15	23	24	4.3
16	67	68	1.5
17	44	46	4.5

* Estimated increase in rent payments were rounded to the nearest dollar in making this computation.

The average maximum rental increase after rehabilitation will be no more than 10 percent over existing rentals before rehabilitation. The proportion of income spent on housing will increase from 20 percent to approximately 24 percent which is still within the accepted limits for housing expenditures, as stated above. The feasibility of rehabilitation is within the means of the population of the area.

(e) Assessment Policy of the City of Boston

The City of Boston, as part of its efforts to encourage the rehabilitation program, has adopted an official policy to treat the certain types of improvements required by the property rehabilitation standards as merely normal maintenance and repair, with no effect on valuation for assessment purposes, except to maintain value. A letter from the Mayor of Boston outlining those repairs that can be made without an increase in tax assessment, is attached as Exhibit A.



(f) Financial Feasibility of Rehabilitation

A determination of the financial feasibility of rehabilitation was made based upon financing new improvements under the terms of Section 220 of the 1961 National Housing Act. Inasmuch as the Boston code requirements are the same as the FHA Minimum Rehabilitation Standards, mortgages to finance rehabilitation would be available to all properties under Section 220.

Based upon the analysis of the average cost of rehabilitating residential structures in the Fenway Area, the monthly cost of the new debt service will not amount to more than five dollars per month per living unit. However, because more liberal financing in terms of longer amortization periods than lending institutions have allowed in the past will be available, it is estimated that monthly debt service costs will increase only modestly for the majority of properties and remain substantially the same for others.

We have shown that rehabilitation in the Fenway area is economically justified in light of the analysis of market values and rental levels. We assume that the rehabilitation of all properties is also justified in terms of refinancing requirements of the Federal Housing Administration. In the event that this assumption proves to be unwarranted in specific cases, the Authority is prepared to purchase the properties in order to effect rehabilitation activity.

3. Statement of Effect of Any Special Assessments on:

(a) Debt-Carrying Capacity of Properties and Property Owners

Not Applicable

(b) Availability of Mortgage Financing

Not Applicable

(c) Willingness of Owners to Carry Out Rehabilitation

Not Applicable

C. Description of Financing

Section 220 of the National Housing Act provides for long term, low down payment loans to finance rehabilitation in approved urban renewal areas. The provisions of Section 220 can be used for refinancing of the existing mortgage

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together with the cost of rehabilitation.

Section 221 of the National Housing Act authorizes FHA to insure mortgages on new or rehabilitation housing either for sale or rent to families displaced from urban renewal areas or by other governmental action. The provisions of Section 221 can be used for refinancing of the existing mortgage together with the cost of rehabilitation.

Section 220(h) of the National Housing Act authorizes FHA to insure supplemental loans for rehabilitation which are secured by other than a first mortgage, thus avoiding the refinancing of an existing loan.

In addition to financing assistance under the several FHA programs, local lending institutions have set aside funds to support neighborhood rehabilitation. (See Code No. R-225(2)).

D. Report on Citizen Participation

In November of 1961 the Boston Redevelopment Authority staff began discussing the Fenway Urban Renewal program with the Fenway Civic Association and the St. Botolph Citizens' Committee, two neighborhood groups organized for the purpose of working for a better community. Both groups have given active and extensive support to the Fenway Urban Renewal program during the project planning period, through meetings with the Boston Redevelopment Authority staff. In July, 1965, the general body of the Fenway Civic Association voted their approval of the Fenway Plan and on September 21, 1965, the Executive Committee of the St. Botolph Citizens' Committee voted to be included within the Fenway Project boundaries. Meetings have been held with business associations, religious institutions and a wide range of educational, medical and cultural institutions both within and adjacent to the Fenway Project area.

In meeting with the various associations and groups the Redevelopment Authority has discussed the results of its preliminary work as well as the means by which the Authority and the organizations can work cooperatively to further the project into formal Urban Renewal procedures. From these meetings goals and objectives have been developed as expressed in the Fenway Urban Renewal Plan; Chapter II, Sections 201 and 202.

Active Civic, Business and Institutional Organizations, within and adjacent to the Fenway Urban Renewal Area, include the following:

1. Affiliated Hospital Center, Inc.
2. Angell Memorial Hospital
3. Beth Israel Hospital
4. Boston Arena Authority
5. Boston Conservatory of Music
6. Boston Lying-In Hospital
7. Boston School Department Re:
 - Boston Latin School
 - Boys' Trade School
 - Charles C. Perkins School
 - English High School
 - Girls' Trade School
 - Ira Allen School
8. Catholic Boys Guidance Center
9. Children's Cancer Research Foundation
10. Children's Hospital Medical Center
11. Christian Science Church
12. Emmanuel College
13. Fenway Civic Association
14. Forsyth Dental Infirmary
15. Foundation for Research on the Nervous System
16. Gardner Museum
17. Greek Orthodox Cathedral
18. Harvard Medical School
19. Harvard School of Dental Medicine
20. Harvard School of Public Health
21. Horticultural Hall
22. Massachusetts Avenue Board of Trade
23. Massachusetts Bay Community College
24. Massachusetts College of Art
25. Massachusetts College of Pharmacy
26. Massachusetts Historical Society
27. Massachusetts Mental Health Center
28. Mission United Neighborhood Improvement Team
29. Museum of Fine Arts
30. New England Conservatory of Music
31. New England Deaconess Hospital
32. Nickerson Home
33. Northeastern University
34. Simmons College
35. St. Anne's Church
36. St. Botolph Citizens' Committee
37. St. Cecilia's Church
38. St. Clement's Church
39. St. John of Damascus Church
40. State College at Boston
41. Symphony Hall
42. Temple Israel Meeting House
43. Vesper George School of Art

44. Wentworth Institute
45. Wheelock College
46. Winsor School
47. Y.M.C.A.

E. Description of Administrative Organization

Technical assistance will be provided by the Authority to persons residing in or owning property in rehabilitation sections of the project area for the purpose of developing an awareness and understanding of rehabilitation objectives, standards, requirements, and methods, and for providing guidance in the planning, financing, and execution of individual rehabilitation activities designed to achieve the objectives and standards as set forth in the Renewal Plan.

1. The Authority's staff will have the responsibility for carrying out the preliminary processing of applications for financing on behalf of the property owners. The Authority's site staff contains the essential skills necessary to carry out such pre-processing effectively, and in its normal counseling of property owners many of the steps will be carried out by the local staff.
2. It is anticipated that the local FHA Insurance Office will become a partner with the Boston Redevelopment Authority in developing a method of bringing FHA insurance to support the rehabilitation efforts in the Fenway area, and to facilitate the processing of procedure and standards.

In order for the Authority to achieve maximum rehabilitation of individual properties it is essential for the Authority to provide a "one stop" urban renewal rehabilitation service for property owners as is proposed.

The skills of the project staff have been supplemented by a training program administered by the local FHA office during the preceding year. The rehabilitation central unit established within the administrative organization of the Boston Redevelopment Authority conducts regular weekly meetings in which exchanges of information occur. New staff members work closely with experienced staff personnel in active projects of the Authority and field trips to other urban renewal areas occur frequently for additional comparisons and exchanges.

F. Special Conditions or Problems Relating to Conservation Treatment

There are no special problems or conditions relating to conservation treatment.

G. Proposed Work Program for Carrying Out Property Improvements

1. Methods Used to Assure Neighborhood Support

The Boston Redevelopment Authority staff is presently establishing an organizational program to generate neighborhood support in carrying out the rehabilitation program. Part of the staff time is being spent in the rehabilitation area conversing with the residents and property owners about the rehabilitation program. Discussions to date have been promising and much information is being contemplated for dissemination. Newsletters and bulletins are being planned that will illustrate the rehabilitation process and explain various details of the program. Meetings will be held with small neighborhood groups to discuss the program and to consider the rehabilitation treatment on a street-by-street basis. At the beginning of the rehabilitation program meetings will be held with individual property owners to discuss the program as related to their property and to assist the property owners with any particular problems they may have.

In addition, a public relations program with exhibits, displays, literature and visual slides will be developed to maintain the interest of the property owners throughout the program until the objectives of the Urban Renewal Plan have been achieved.

Installation of project improvements will be so staged as to keep abreast with the rehabilitation efforts of property owners. Street and utility improvement installation will stimulate the rehabilitation program and assure organized neighborhood support.

2. Program for Conducting Final Property Surveys

The rehabilitation area will be subdivided into geographical staging areas in order that conservation may be implemented on a community-wide basis over a reasonable period of time. Within each geographical section, inspections will be conducted on a block basis in order to establish the economic feasibility of rehabilitation of blocks within the project area, rather than on an isolated basis.

Experienced teams of rehabilitation specialists will be organized into two-man teams to inspect the properties in the area in order to determine the property's physical condition, approximate size, number of rooms, baths, kitchens, type of heat, etc. As an aid in future processing, the inspectors have developed work sheets outlining the basic calculations, physical characteristics and judgment which will be used in assigning the property to a specific category.

After inspections, appointments will be made with the owners of

property in order to discuss with them the recommendations, indicating what improvements should be undertaken in order to correct code violations and deficiencies so that the property may be brought up to minimum code standards.

A systematic program will be formulated utilizing neighborhood groups and individual counselling in order to assist the residents and property owners in the area to make these improvements.

Achievement of the levels of private rehabilitation contemplated in the Plan rests on a combination of persuasion, enforcement, and good example.

3. Sample Letters

A sample letter to owners and occupants informing them of violations of the property rehabilitation standards, listing clearly the work that has to be done in order to meet the project standards for each property, is attached as Exhibit B.

4. Proposals for Dealing with Hardship Cases and Owners Who Refuse to Cooperate

(a) Hardship Cases

A preliminary screening of all cases will be undertaken in order to determine all special or hardship cases and to select the best appropriate treatment. After identifying any special or hardship case it is proposed to arrange an interview by a trained social worker in order to evaluate the individual case and recommend an appropriate solution or refer the case to a proper agency for action.

(b) Owners Who Refuse to Cooperate

Owners who can afford to carry out required improvements but refuse to cooperate shall be notified by the Redevelopment Authority, as provided in the Urban Renewal Plan, in order to implement the rehabilitation program.

5. Proposals for Coordination with Local Government

The Authority has direct contact with all agencies of the City of Boston. In addition to its urban renewal responsibilities, it serves as the city planning board, receives referrals under the zoning regulations, and has specific statutory powers respecting tax title foreclosed properties. Under Section 26BBB of Chapter 121 of the General Laws of Massachusetts, as amended, the City of Boston and all public bodies are authorized to "...do any and all things

necessary to aid and cooperate in the planning and undertaking of an urban renewal project in the area in which such city...or public body is authorized to act...."

6. Description of Informational and Counselling Services

A series of informational sessions will be conducted with representatives of neighborhood and community organizations, in which presentations and discussions of financing, home repair techniques, architectural methods, self-help programs, and project objectives will be covered. Newsletters, bulletins and fact sheets will be printed, explained and distributed to every household in the project area.

7. Proposal for Establishment of Project Office

A rehabilitation site office will be established as a center to provide maximum opportunity to home owners to engage in formal or self-help programs of property rehabilitation and to serve the project area for on-the-spot rehabilitation direction and leadership.

H. Proposals for Rehabilitation Demonstration by the Boston Redevelopment Authority

No rehabilitation demonstration is proposed at this time. The large number of structures that have been rehabilitated recently in the project area, which is taken as an expression of self-interest of owners for rehabilitation, indicates that a rehabilitation demonstration will not be necessary.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

REHABILITATION AND
CONSERVATION REPORT:

Assessment Policy

CODE NO. R-221(1)(b)
Exhibit A

A statement from the Mayor's Office relative to improvement items that
can be made without an increase in tax assessment is submitted herewith.

CITY OF BOSTON
OFFICE OF THE MAYOR
CITY HALL



JOHN F. COLLINS
Mayor

November 1, 1965

Mr. John J. DeSimone
Project Director
Boston Redevelopment Authority
City Hall Annex
Boston, Massachusetts

Dear Mr. DeSimone:


Essential to Boston's continual growth as well as the preservation of existing assessed valuations is the conservation of real estate.

You will find below a list of those items of improvements that can be made to residential properties as normal maintenance and repair with no increase in the tax assessment.

As Project Director of the Fenway Urban Renewal area, I am sure that you will make this list available to property owners within the project area.

It is hoped that this will provide the needed incentive for property owners to maintain their properties in good repair.

Sincerely,


John F. Collins
Mayor of Boston

Inside:

1. New furnace replacing one of same type
2. Automatic hot water
3. Plaster repairs
4. Redecorating (painting and wallpaper)
5. New kitchen cabinets, cupboards and counters
6. Added closets or other built-ins
7. New ceilings
8. New wall surfacing
9. Add built-in vent fans
10. Wiring modernization including additional electrical outlets
11. Replace plumbing and light fixture (if not part of complete modernization)

Outside:

1. Repointing, repairing and replacing existing masonry
2. New roof
3. Repairing and replacing porches and steps
4. Remove unused porch or exterior trim
5. Repairs to fire escapes
6. Replacing window sash and sills
7. Insulation, weather stripping, storm windows and doors
8. Exterior awnings and window shutters
9. Add or replace gutter downspouts
10. Outside painting

Around the home:

1. Outdoor electric cable and outdoor lights
2. Repairing or replacing private walks
3. Replace dilapidated sheds and garages with rear lot parking area
4. Paving rear lot parking area (less than 500 sq. ft.)
5. New fences or walls
6. Lawns, landscaping, lawn sprinkler systems
7. New sheds to store garbage and rubbish containers

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

REHABILITATION AND
CONSERVATION REPORT:

Sample Letter-
Violation of Property
Rehabilitation Standards

CODE NO. R-221(1)(b)
Exhibit B

Dear Sir or Madam:

The recent inspection of your property located at _____ indicates that the following improvements are necessary in order for you to bring your property into compliance with property rehabilitation standards of the Fenway Urban Renewal Plan:

Exterior

Itemize

Interior

Itemize

In addition, in order to maintain and improve the property, the following work should be done:

Exterior

Itemize

Interior

Itemize

If you require assistance in the selection of a contractor or on any matters relating to rehabilitation standards and home improvement, please contact the Fenway Urban Renewal Area Rehabilitation Office.

Sincerely yours,



APPLICATION FOR LOAN AND GRANT
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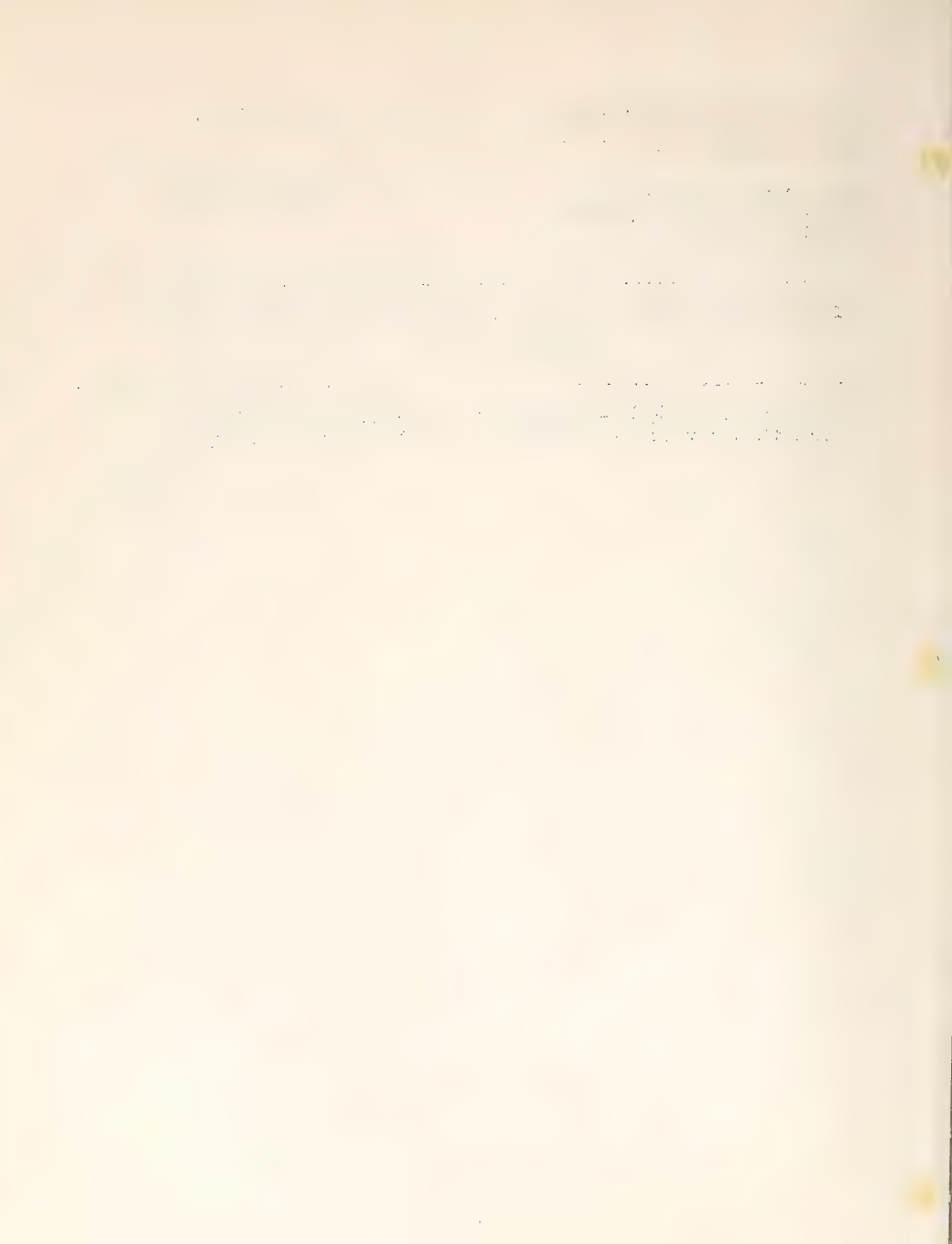
BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Estimates of Real Estate CODE NO. R-222(1)
 Purchases and Land
 Acquisition Expense

See Code No. R-226(4) -- Form H-6220, Project Expenditures Budget --
for estimates of real estate purchases and land acquisition expense.



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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Property Map

CODE NO. R-222(2)(a)

Property maps are submitted under separate cover with this report.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Acquisition Appraisals

CODE NO. R-222(2)(b)

Based on data established by the publications, "Appraiser's Weekly" and "Banker and Tradesman," and by staff research on current property sales in the Fenway Urban Renewal Area, an Authority estimate on property acquisition was made as working estimates for the 115 parcels to be acquired.

First and second acquisition appraisals will be submitted during the execution period, prior to land acquisition, in order to reflect more accurately value close to the time of acquisition.

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Fenway Urban Renewal Area
Boston Redevelopment Authority
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SUBMISSION DATE:

LAND ACQUISITION REPORT: Tabulation of Property CODE NO. R-222(2)(c)
to Be Acquired

Estimates of Value and Ac- quisition Cost	Number of Parcels	Land Area in Square Feet	Appraiser's Valuations*		LPA Estimate of Acquisition Cost
			Land Only	Total	
A. Total Pur- chases and Donations	115	830,238	\$	\$	\$6,252,800
B. Purchases (TOTAL)	111	526,052			6,252,800
Federally owned or leased **	None	-			
Other pub- licly owned	2	30,918			548,800
Privately owned	109	495,134			5,704,000
Public util- ity easements	None	-			
Damage to property not taken	1	-			10,000
C. Donations (TOTAL)	4	304,186			
Vacation of streets and other public rights-of-way	-	87,769			
Donations by LPA	None	-			
Donations by other entities	4	216,417			

* Appraisal estimates of properties to be acquired will be forthcoming during the execution period.

** A portion of a privately owned acquisition parcel is leased by the Federal government as a U.S. Post Office (Aster Station).

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Fenway Urban Renewal Area
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Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Explanation of any Differences CODE NO.R-222(2)(d)
of Estimate of Acquisition Costs

Explanation of any differences between "appraiser's valuation" and "LPA estimates of acquisition costs" for the Fenway Urban Renewal Area will be submitted during project execution at the time appraisals are made.



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Fenway Urban Renewal Area
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Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Parcels Involving Public Ownership CODE NO. R-222(2)(e)

Parcels involivng public ownership are listed below:

<u>Address</u>	<u>Description</u>	<u>Area (sq.ft.)</u>	<u>Ownership</u>
106 Huntington Avenue	Vacant Land	11,964	Massachusetts Turnpike Authority
108 Huntington Avenue	Vacant Land	2,792	Massachusetts Turnpike Authority
73 Hemenway Street	School	12,000	City of Boston
540 Parker Street	School	19,380	City of Boston
550 Parker Street	School	139,596	City of Boston
145 St. Botolph Street	School	15,992	City of Boston
949-951 Boylston Street	Fire Station	5,676	City of Boston
953-961 Boylston Street	Police Station	10,486	City of Boston
Edgar Street at Annunciation Road	Vacant Land	2,450	Boston Housing Authority

It is anticipated that the Massachusetts Turnpike Authority, the City of Boston, and the Boston Housing Authority will agree to sell or donate their properties or consent to their condemnation.



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LAND ACQUISITION REPORT: Consequential Damage to CODE NO. R-222(2)(f)
Unacquired Property

In developing the land use plan and circulation plan for this project special consideration has been given to avoiding partial acquisitions that might involve payment of consequential damages.

The property listed below may suffer consequential damage by reason of the taking of 251B-263 Huntington Avenue if party walls are involved. It is expected that any severance damages will be minimal as this acquisition will not impair the continued use of the part of the parcel not to be acquired.

263-279 Huntington Avenue

APPLICATION FOR LOAN AND GRANT
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Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Identification of
Property Involving
any Interest by an LPA
Member or Employee or
by any Member of the
Governing Body

CODE NO. R-222(2)(g)

The members and employees of the Authority and the members of the governing body of the locality will sign an affidavit which will disclose any interest in property located within the project area.

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LAND ACQUISITION REPORT: Limited Interest in Land CODE NO. R-222(2)(h)
to Be Acquired to Insure
Future Utilization of the
Land in Conformity with the
Urban Renewal Plan

Air rights only will be acquired in a portion of Block 11 and Blocks 40
and 44, as shown on Map 1, Property Map.



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Fenway Urban Renewal Area
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LAND ACQUISITION REPORT: Properties Involving High CODE NO. R-222(2)(i)
Acquisition Costs

The acquisition of the following six properties involving high acquisition cost has been discussed and justified previously under Code No. R-212(6)(c).

Properties with land and building assessment of \$100,000 or more are classified as high acquisition cost.

<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>ASSESSED VALUATION</u>
2-6 Westland Avenue	Commercial	\$100,000
251B-261 Huntington Avenue	Commercial	170,000
159A-161 Massachusetts Avenue	Commercial	158,000
211-221 Massachusetts Avenue	Commercial	185,000
1124-1130 Boylston Street	Residential	120,000
953-961 Boylston Street	Institutional	160,000

Acquisition of the properties listed above is justified and necessary for the implementation and success of the Fenway Urban Renewal Plan. Maximum effort has been employed in the retention of basically sound properties in developing the Urban Renewal Plan.



BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Racial or Discriminatory CODE NO. R-222(2)(j)
Covenants

The Urban Renewal Plan for the project area will provide a general prohibition against restrictive covenants. The Redevelopment Authority shall not sell, lease or otherwise convey any interest in acquired land with restrictions based upon race, creed, color or national origin. The condemnation of all properties in the project area will clear all title restrictions of this nature.

The provisions of LPA Letter No. 305, "Equal Employment Opportunity--Contract Requirements and Complaint Procedures," will be complied with and will be subject to the applicable provisions of Executive Order 10925, as amended by Executive Order 11114, to ensure equal opportunity for all qualified persons, without regard to race, color, creed, or national origin, employed or seeking employment with Government contractors or with contractors performing under Federally-assisted construction contracts.

In addition, the provisions of LPA Letter No. 318, "Nondiscrimination Requirements under the Civil Rights Act of 1964 (Title VI)" will be complied with and will be subject to the provisions of the Civil Rights Act of 1964 (Title VI) to ensure that no person shall, on the ground of race, color, creed, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Land Acquisition Policy CODE NO. R-222(2)(k)
Statement

The Boston Redevelopment Authority Land Acquisition Policy Statement is as follows:

- (1) that the Boston Redevelopment Authority will make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.
- (2) that the Boston Redevelopment Authority will not require any owner to surrender the right to possession of his property until the Authority pays, or causes to be paid to the owner: (a) the agreed purchase price arrived at by negotiation, or (b) in any case where only the amount of the payment to the owner is in dispute, not less than 75 percent of the appraised fair value as approved by the Authority and concurred in by HHFA.
- (3) that the Boston Redevelopment Authority will not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Authority of the date on which possession will be required.

NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO
MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN
INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

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23-280—Colored Tabs
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APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: Relocation Program CODE NO. 223(1)(a)

A. Administrative Organization

1. Name of Agency which Will Administer Relocation Operations.

The Boston Redevelopment Authority.

2. Description of Organization of Relocation Staff.

Relocation of families and individuals will be supervised by the Family Relocation Department of the Authority. The central office will coordinate activities in the several project offices to insure that there will be no duplication of referrals or of inspections. It will be the concern of the central office to work on housing resources, both new and rehabilitated. The office will work with developers of 221(d)(3) housing throughout the community, with a view toward obtaining commitments to make such units available to qualified displaced families.

The central office will also maintain the basic liaison with the Boston Housing Authority in matters pertaining to new public housing and in the placement of families in public housing.

The residential relocation staff will consist of:

- a. Site Office Manager
- b. Chief Relocation Officer
- c. Family Relocation Supervisor
- d. Relocation Specialists and Aides
- e. Rehousing Specialists, Housing Coordinator, and Inspectors
- f. Administrative Assistant for Records

Business relocation, property management, and property maintenance will be carried out by the Operations Department. Staff will consist of:

- a. Business Relocation Specialists
- b. Cashiers
- c. Accountant
- d. Property Management Officer
- e. Property Management Specialists
- f. Maintenance Aides
- g. Secretaries and Clerk-Typists

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by a trained housing inspector to establish the fact that the dwelling is safe, decent, and sanitary and that it conforms to the standards of fitness comprising Section 808 of R-213, the Rehabilitation Standards of the Fenway Urban Renewal Plan, including the State Sanitary Code, Article II, Minimum Standards of Fitness for Human Habitation, and to applicable sections of the Building Code of the City of Boston. Each unit shall meet the following standards:

1. Physical Standards

- a. Sanitary, heating, ventilating and lighting facilities.

Each family shall occupy a dwelling unit which shall meet the following standards and which shall have the following facilities for the exclusive use of the family.

The dwelling unit must have:

- (1) A kitchen sink in good working condition and properly connected to city water and sewer systems.
- (2) Safe and adequate cooking and heating facilities.
- (3) Adequate and properly connected water heating facilities.

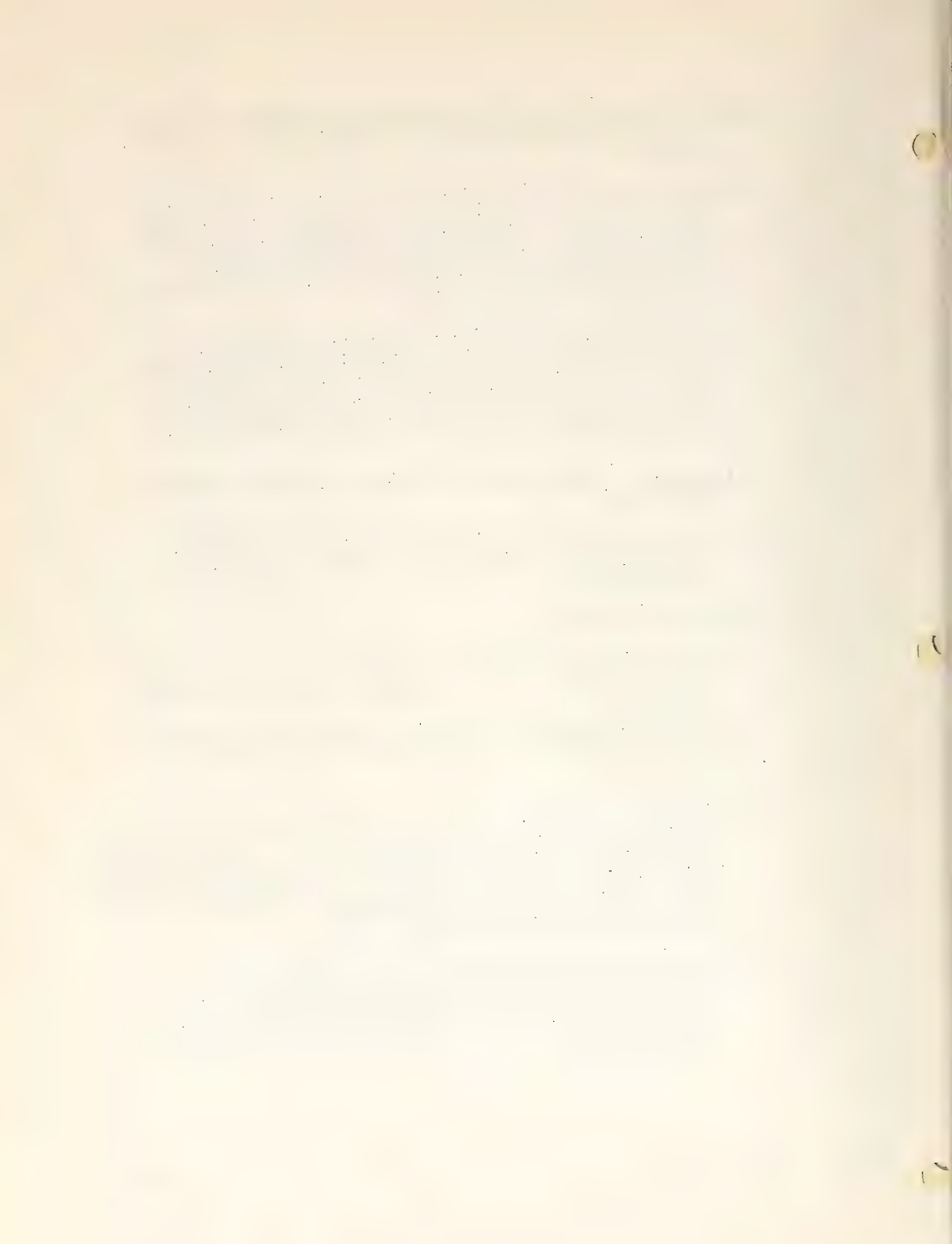
- (4) Every kitchen sink, lavatory basin and bathtub or shower shall be properly connected with both hot and cold water lines.
- (5) A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and is properly connected to the City water and sewer systems. Such room shall be well lighted and ventilated (or contain an approved mechanical ventilation system).
- (6) A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and is properly connected to City water and sewer systems. (Access must be from within the dwelling unit without passing through any part of any other dwelling unit.)
- (7) Adequate rubbish storage facilities and garbage disposal facilities.
- (8) Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can be easily opened.

b. Structural Conditions

- (1) Each dwelling unit shall be structurally sound, in good repair, and shall be in an adequate state of maintenance.
- (2) Each dwelling unit shall have two safe, unobstructed means of egress leading to safe and open space at ground level.

c. Occupancy

- (1) There shall be 150 square feet of floor space for the first occupant in a standard dwelling unit and at least 100 square feet of additional floor space for each additional occupant; floor space to be computed shall be the total habitable room area. Floor space shall be subdivided into sufficient rooms to be adequate for the family.
- (2) Each room used for sleeping purposes shall contain at least 70 square feet of floor space for one occupant, and each room used for sleeping purposes by more than one occupant shall contain at least 50 square feet of floor space for each occupant.



- (3) There shall be the following number of rooms for families of various sizes:

Size of Household (family)	1	2	3	4	5	6	7	8	9
Bedrooms in Household (family)	1	1-2	2	2-3	3	3-4	4	4-5	5

- (4) In a rooming unit, every room occupied for sleeping purposes by one occupant shall contain at least 80 square feet of floor space; every room occupied for sleeping purposes by more than one occupant shall contain at least 60 square feet of floor space for each occupant.

d. Non-Houskeeping Units

Standards for non-houskeeping units to be occupied by individuals are included in the State Sanitary Code.

2. Standards for Displacees' Ability to Pay

For private rental housing, ability to pay 20 to 23 percent of family income for gross housing costs is considered a practical standard, except where unusual conditions exist. The ability to purchase housing shall also be related to family income. With the use of local financing practice, property taxes, maintenance, utility and operating charges, the following relations of sales price to income are feasible in the Boston area:

<u>Sales Price</u>	<u>Required Income Level</u>
\$ 6,500-10,000	\$4,000-5,000
10,000-14,000	4,000-6,000
14,000 & over	6,000 & over

3. Location Standards

The dwelling unit offered for relocation housing shall be located:

- So that the principal worker in the family can reach his place of employment within a reasonable time and at a reasonable commuting expense.
- In an area which meets the family's needs for public and commercial facilities.

The relocation staff will consult the Authority's planning staff to ascertain areas scheduled for future clearance in order to avoid any subsequent displacement of the family. Families will be advised to check with the relocation staff as to the location of housing in relation to future renewal activities.

h. Temporary Relocation

Temporary relocation will be held to a minimum. It shall occur into a dwelling unit which:

- a. Contains facilities in working order.
- b. Is in safe and habitable condition.
- c. Is sufficiently large for the family.

If temporary relocation is made for the convenience of the Authority, the cost of the move will not be charged to the resident's allowable relocation payment. Any other temporary move will be charged against the resident's maximum allowable relocation payment. The Authority is responsible for the relocation of every resident in the project area.

C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:

- a. Notification of Vacancies

Private Housing

Vacancy listings will be compiled from notifications of vacancies from realtors, newspaper advertisements, mail carriers, utility companies, furniture moving firms, municipal departments, other governmental agencies preparing such listings, and other informed sources.

Listings by FHA and Urban Renewal Administration of acquired properties made available by local FHA and Urban Renewal Administration offices will be used as a relocation resource, and will be available in the relocation office for site occupants.

Vacant dwelling units on file first will be inspected by the relocation staff to determine that the units are standard in accordance with the Boston Housing Code, and to obtain information on size and cost of units.

Public Housing

Liaison between the Family Relocation Department and the Boston Housing Authority will be maintained in order to insure maximum cooperation and effective referral of site families to the Boston Housing Authority. A copy of a letter from the Administrator, Boston Housing Authority, is attached as R-223(1)(c).

The Administrator of the Boston Housing Authority has revealed that an adequate turnover in public housing units for families and the elderly exist to accommodate those families and individuals who are expected to relocate there.

- b. Information on size and rent of available units.

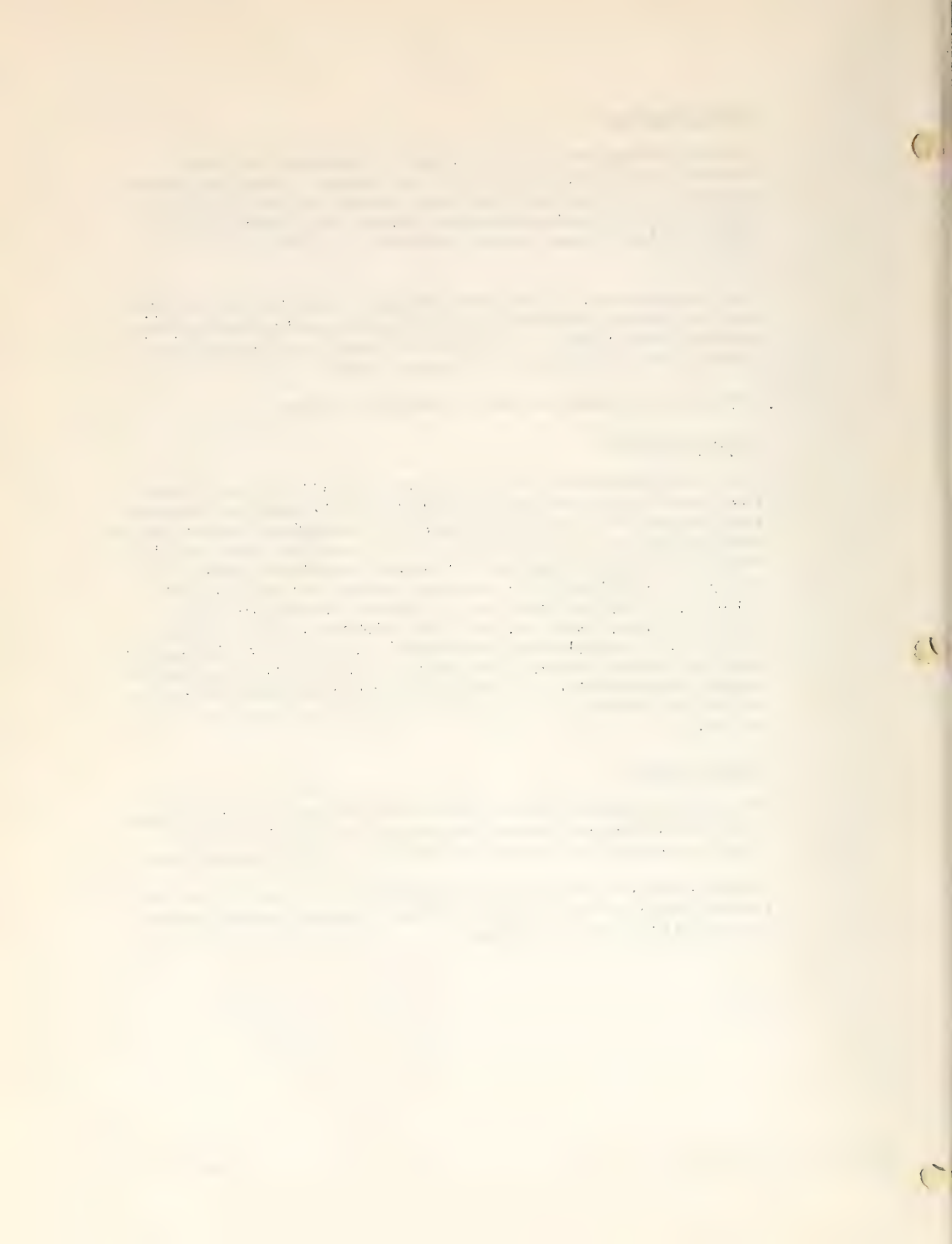
Private Housing

Past experience indicates that vacancies available for relocation cover a range of size and rent levels. When the relocation staff learns of or identifies available vacancies, information on the size and rent or sales price of the dwelling units will be obtained. Rehousing specialists on the relocation staff will then inspect the units to determine whether or not they are decent, safe and sanitary, and to obtain information on size and rent of the vacant units. This information will be made available to families and individuals in accordance with their specific housing needs. Listings will not include vacancies in housing units which are scheduled for clearance under Title I project in planning or execution or by other governmental activity.

Public Housing

The dwelling units managed by the Boston Housing Authority range from one-bedroom to five-bedroom units. The turnover and vacancy rates are highest in the two- and three- bedroom units.

Monthly rent for public housing units is based upon income and family size. The minimum rent for the Federal Program (general program) is \$45.00 per month.



c. Admission preference for referred families.

Displaced eligible families will be given preference in admission to public housing units.

The Special Admission Limits for public housing for families displaced by public redevelopment action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net Income after Exemptions)
1-2 persons	\$4,500 per annum
3-4 persons	4,750 per annum
5-6 persons	5,125 per annum
7 or more persons	5,500 per annum

2. Adequacy of supply of existing housing expected to become available during the displacement period:

In order to estimate availability of local housing, many factors must be considered. In terms of housing supply, these factors include the rate of new construction, the conversion rate, withdrawal and demolition rates, the turnover of existing housing, the availability of credit, and population decline.

On the demand side, pertinent factors include the total relocation needs from all governmental projects, family formation, increased real income, and other demand factors. Estimates of local housing resources, based on the above considerations, do not show any deficit of available housing to be used as relocation housing for residents during the displacement period. (See Form H-6122.)

The rehousing staff will attempt to obtain maximum use of Section 221 of the National Housing Act and other sales housing programs. The staff will aid families and persons desiring and able to purchase housing to locate such housing and make applications for F.H.A. mortgage insurance as well as other types of mortgages where appropriate.

3. Adequacy of supply of standard housing for low-income families and proposals for special rehousing problems:

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families. Chapter 197 of the Acts of 1963, Commonwealth of Massachusetts, now prohibits discrimination in all housing except owner-occupied, two-family structures. In order to facilitate housing for families and individuals who are members of minority groups, the

Authority is cooperating with fair housing organizations and other groups to obtain satisfactory rehousing for such site occupants.

Families and individuals with special rehousing problems, including large families and handicapped or aged families and individuals, will receive special attention from trained relocation and rehousing specialists. The implementation of the recommendations of the comprehensive relocation program prepared by Management Services Associates, Inc. of New York City, will assure the availability of community resources to aid in rehousing such families and individuals.

D. Relations with Site Occupants

1. Development of an Informational Program

The Redevelopment Authority has already developed an informational program in the project area. Many of the residents who will be displaced will be involved in group meetings in the neighborhood. At these meetings, the objectives of the urban renewal program will be outlined, existing conditions in the project area will be reviewed, renewal plans for the area and the impact of these plans in terms of required displacement of families, individuals, and business will be discussed and relocation and rehousing proposals will be outlined in detail. These informational meetings will be continued as required to deal with the unique concerns of the families, single persons, and business units which are to be relocated.

The informational program will include the preparation and distribution of monthly news letters, special bulletins and other material designed to keep residents of the project area informed of current developments in the renewal program generally, and of the availability of relocation assistance and the means by which relocation services will be made available.

2. Interviews with Site Occupants

a. A sample survey has been conducted of families and individuals whose living accommodations are to be acquired. On or about the time of acquisition of property, interviews with all residents will be conducted and each site occupant household will be informed:

- (1) that the Redevelopment Authority has acquired the property by eminent domain as of a given date;
- (2) of the reason for the acquisition;

- (3) of the Authority's basic objectives and policies with respect to relocation;
- (4) of the Authority's legal responsibility and obligations on relocation and services and aids available, including relocation payments;
- (5) of the availability of information concerning F.H.A. mortgages and mortgage insurance;
- (6) of the availability of F.H.A.- and V.A.-acquired properties as a relocation resource and of listings of such properties at the site office;
- (7) of the opening of a project office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;
- (8) that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;
- (9) of the obligation of the family or individual to pay use and occupancy charges to the Authority and of other responsibilities and obligations;
- (10) of the eviction policy of the Authority.

An informational booklet or statement will be given to each site occupant household at the time of taking, outlining the pertinent facts in a simple, easy-to-read fashion.

The booklet or statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe and sanitary housing.

3. General Location and Approximate Business Hours of the Project Office

The project office will be open for relocation purposes from 9:00 A.M. to 5:00 P.M. five days a week; evening and Saturday hours will be arranged as needed.

4. Referrals to Cooperating Real Estate Firms and the Housing Authority

Site occupants will be referred to private real estate firms, landlords, builders, etc., after said housing unit has been inspected and approved by a rehousing specialist on the Rehousing Staff.



5. Inspection of Relocation Housing

All relocation housing, except public housing and F.H.A. and U.R.A. approved housing, will be inspected, including that of self-relocated families. If such families or individuals have moved to substandard housing, they will be considered as temporarily relocated and will be urged to take advantage of the resources of the Rehousing Staff in obtaining standard accommodations.

If the family or individual declines the offer of a standard dwelling unit and relocates into a unit that does not meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objective of bringing the unit into conformity with code requirements.

6. Tracing of Families Who Have Left without Leaving a New Address

The Rehousing Staff will attempt to trace families who have disappeared from the project area by using available sources for locating them, i.e., employers, school and car registrations, social agencies, telephone and utility records. When families cannot be found after a two-month period, they will be dropped from the workload.

7. Referral to Social Agency of Families Requiring Assistance

Families or individuals requiring assistance of a special nature will be offered the services of qualified relocation specialists on the relocation staff. Arrangements for referring families or single persons requiring long-term assistance to appropriate social agencies and organizations are now being structured as part of the comprehensive relocation program.

8. Assistance to Prospective Home Buyers in Obtaining Mortgage Financing

The relocation staff will explain the F.H.A. Section 221 mortgage insurance program, and F.H.A. and other mortgage financing programs to prospective home buyers. All possible assistance will be given to families who desire and are able to purchase housing under these programs. Assistance will be given by the staff to families applying for mortgages and mortgage insurance through F.H.A.

F.H.A. Form 3476, Certificate of Eligibility Under Section 221 of the National Housing Act, will be provided to those families who are interested in sales housing.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority

The Authority will make all possible efforts to avoid the eviction of any family from the project area. Eviction shall occur only against families who:

1. are financially able to and refuse to pay use and occupancy charges to the Authority;
2. maintain a nuisance or use the premises for illegal purposes;
3. refuse without valid reason three or more referrals of suitable and approved accommodations;
4. are squatters in dwellings vacated by families who have been relocated;
5. refuse to admit a relocation interviewer.

Prior to eviction, the family will be offered all of the relocation services of the Authority. In addition, an attempt will be made to enlist the services of the appropriate community social service agency if it appears that the family requires special assistance. Finally, each case must be approved by the Executive Director or Assistant Executive Director prior to eviction. All evictions must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation Payments

The Authority will make relocation payments to eligible site occupants, including families, individuals, business concerns, and other non-residential establishments in the project area, in accordance with Section 114 of the Housing Act of 1949, as amended, the regulations governing relocation payments issued by the Housing and Home Finance Agency, and the approved Relocation Program. Detailed information and prescribed procedures with respect to payment will be available at the site office.

1. Time Limit

The claim for relocation payment for moving expenses or for direct loss of property must be filed with the Authority by the claimant within six (6) months after the displacement of the claimant. A claim for a relocation adjustment payment shall be submitted within a period of sixty (60) days after the displacement of the claimant.

2. Method of Payment to Families and Individuals

The Boston Redevelopment Authority adopts the following schedule as the method for making fixed relocation payments to individuals and families in lieu of their reasonable and necessary moving expense and for allowable direct losses.



Families and individual householders payment schedule based on actual livable rooms with furniture of the claimant is as follows:

One room	\$ 40.00
Two rooms	55.00
Three rooms	70.00
Four rooms	85.00
Five rooms	100.00
Six rooms	115.00
Seven rooms	130.00
Eight rooms	145.00
Nine rooms	160.00
Ten rooms	175.00
Eleven rooms	190.00
Twelve rooms or more	200.00
Single person not owning furniture	5.00
Family not owning furniture	10.00

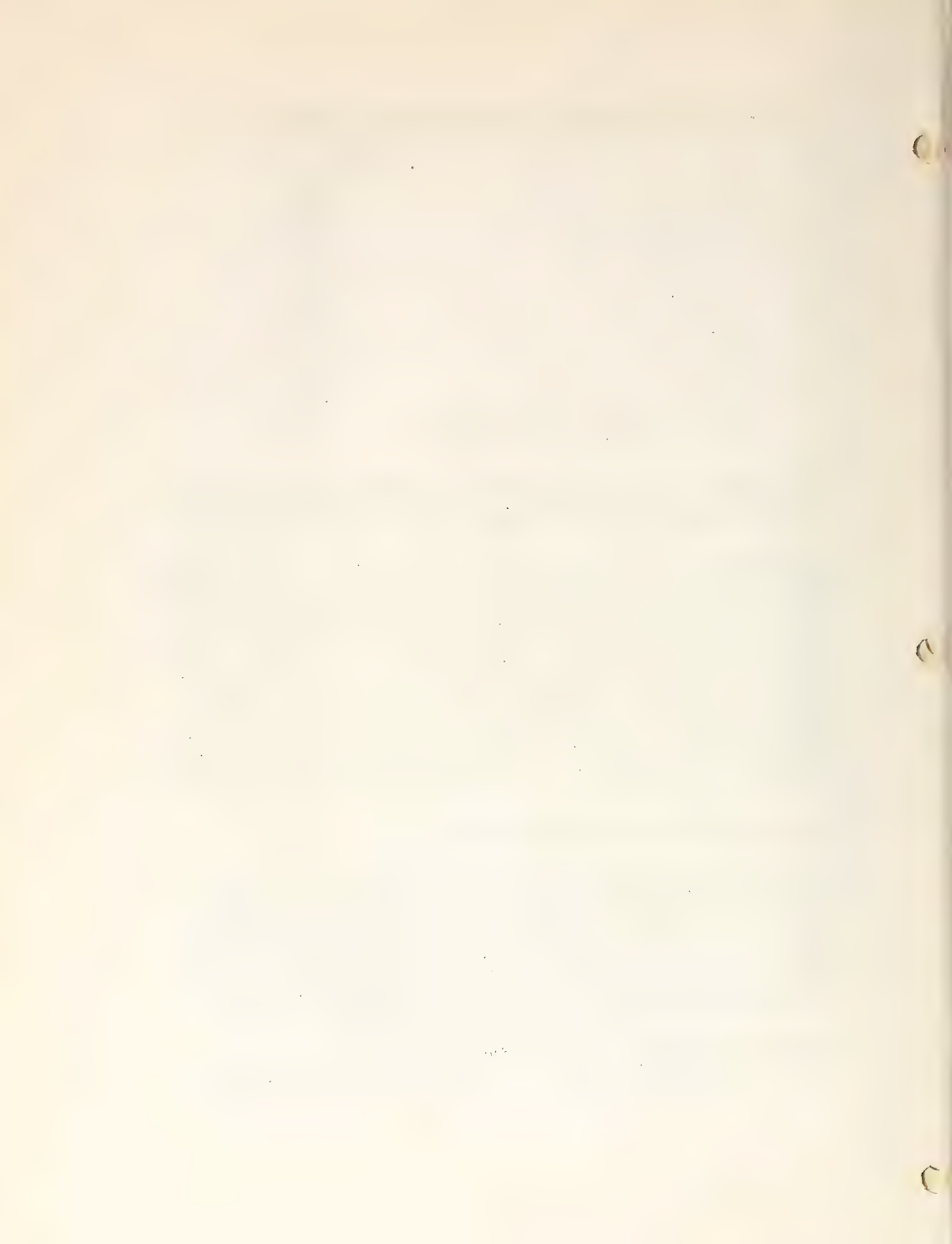
The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed \$200.00, if the family being relocated so desires.

The Authority will also pay to any eligible family or any individual sixty-two years of age and over, displaced on or after January 27, 1964, and who is unable to secure a dwelling unit in a low-rent public housing project, a Relocation Adjustment Payment, not to exceed \$500, to assist such family or individual to acquire a decent, safe, and sanitary dwelling. The Relocation Adjustment Payment shall be an amount which, when added to 20 percent of the annual income of the displaced family or individual at the time of displacement, equals the average rental required for a twelve-month period, for such a decent, safe and sanitary dwelling of modest standards adequate in size to accommodate the displaced individual or family.

3. Method of Payment to Business Concerns

The Authority shall pay to any displaced business concern its reasonable and necessary moving expenses and any direct losses of property except goodwill or profit, and an additional \$2,500 in the case of a private business with average annual net earnings of less than \$10,000 per year which (a) was doing business in a location in the urban renewal area; (b) is displaced on or after January 27, 1964; and (c) is not part of an enterprise having establishments outside the urban renewal area.

Such payment shall be made subject to the regulations governing relocation payments issued by the Housing and Home Finance Agency.

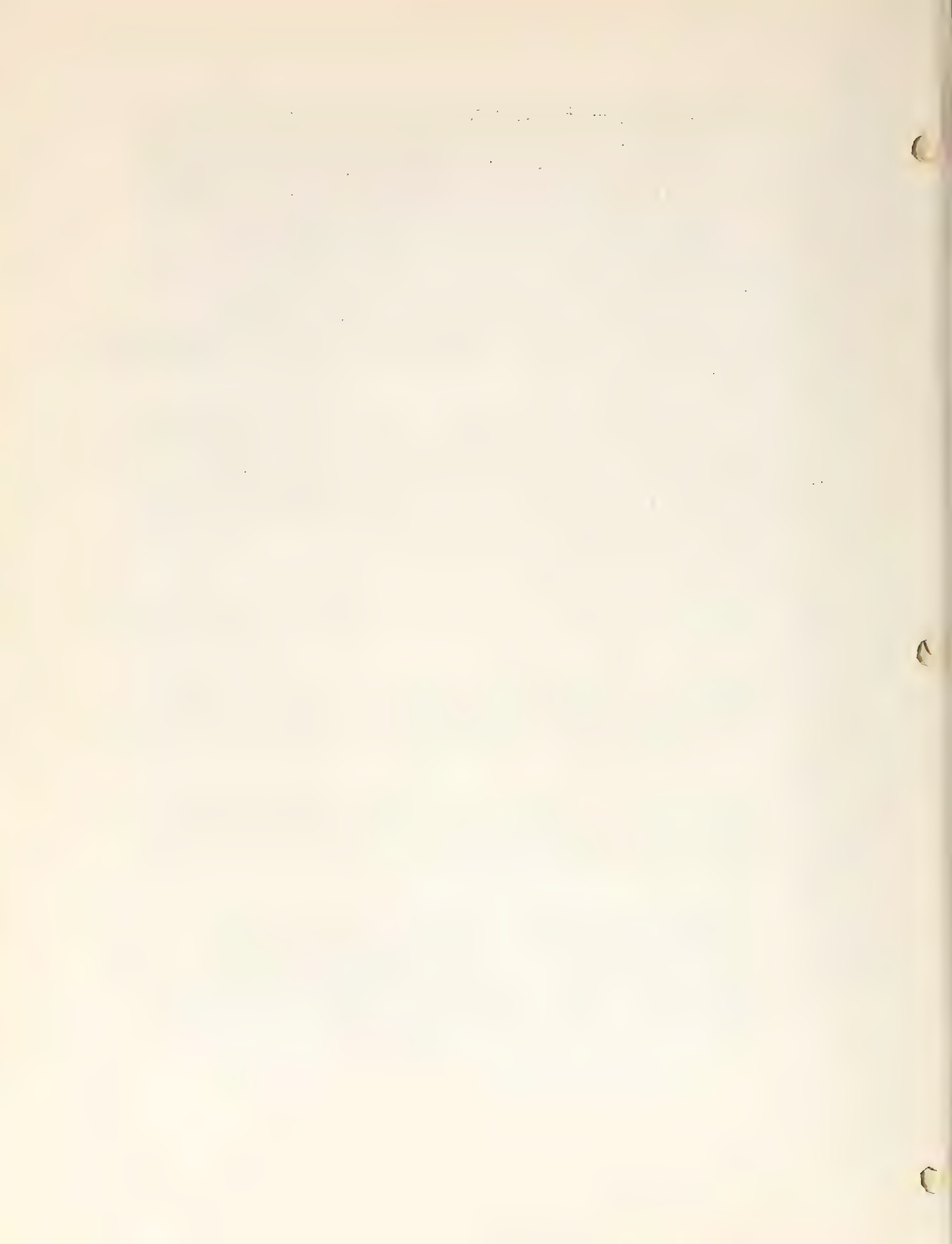


Included below is a summary of current provisions based upon H.H.F.A. rules and regulations to be followed by the Authority in relocation business concerns and non-profit organizations:

- a. In order to be eligible for a relocation payment, the displacement of the site occupant must:
 - (1) be from the real property within the urban renewal area, on or after the effective date; and
 - (2) be made necessary by the acquisition of such real property by the Authority.
- b. In determining eligible relocation expense, the following words shall be construed to mean:
 - (1) Property. Tangible personal property, excluding fixtures, equipment, and other property which under State or local law are considered real property, but including such items of real property as the site occupant may lawfully remove.
 - (2) Business Concern. A corporation, partnership, individual, or other private entity, including a non-profit organization, engaged in some type of business, professional or institutional activity necessitating fixtures, equipment, stock in trade, or other tangible property for the carrying on of the business, profession, or institution.
 - (3) Small Business Concern. A business concern displaced on or after January 27, 1964, which is not part of an enterprise having establishments outside the urban renewal area which had average annual gross receipts or sales in excess of \$500 but average annual net earnings before income taxes of less than \$10,000 including salaries, wages, drawings, or other compensation received by an owner or any member of his household, or partners or officers of the concern, and has filed an income tax return for the two tax years (or one if not in business that long) immediately preceding its displacement.
 - (4) Moving Expenses. Costs of dismantling, crating, insuring, transporting, reassembling, reconnecting, and reinstalling of personal property, merchandise, etc., exclusive of the cost of any addition, improvement, alterations, or other physical changes in or to any structure in connection with affecting such reassembly, reconnecting, or reinstallation.

(5) Actual Direct Losses or Loss of Property. Actual loss in the value of the property (exclusive of goods or other inventory kept for sale) sustained by the site occupant by reason of the disposition or abandonment of the property resulting from the site occupant's displacement from an urban renewal area. A loss resulting from damage to the property while being moved is not included.

- c. The Authority shall pay the cost of administering the relocation program as part of an eligible project expenditure.
- d. The Authority reserves the right to deny a claim of an otherwise eligible business concern which has defaulted in its obligation to the Authority.
- e. Claims for relocation payments in excess of \$500 submitted by a business concern shall be supported by three estimates of moving expenses from reputable moving firms and, to the extent required, other contractors. In any case where it is not feasible to obtain three estimates, the Authority shall maintain in its files a statement of reasons why a lesser number of estimates was accepted in support of the claim.
- f. The Authority will not pay the cost of any appraisal made to determine actual loss of property if made by or in behalf of the claimant.
- g. A business concern which is not displaced from an urban renewal area shall be eligible for a relocation payment for moving expenses incurred on or after September 2, 1964, with respect to its outdoor advertising displays required in the determination of the Authority to be removed from the urban renewal area.
- h. A business concern which moves beyond one hundred miles of the boundary of the City of Boston shall not obtain a relocation payment for its moving expenses in excess of the reasonable and necessary expense for moving such distance of one hundred miles.
- i. A relocation payment shall not be made to site occupants for the purpose of a temporary on-site move, unless such temporary on-site move was made for the convenience of the Authority. In that event, the cost of the temporary move shall be considered as a property management expense, and, therefore, eligible for inclusion as a part of gross project costs.



- j. If the total of the actual moving expenses incurred on or after October 2, 1962, is greater than \$3,000, the maximum relocation payment to a business concern shall not exceed the total of the actual moving expenses, or \$25,000, whichever is less.
- k. The Authority will obtain the approval of the Housing and Home Finance Agency (H.H.F.A.) of the Federal Government before making any relocation payment in excess of \$10,000.
- l. A business concern shall give the Fenway Project Office a minimum of 30 days but no more than 90 days written notice of its intention to move and must permit the Authority, or its authorized representatives, to inspect the property to be moved. An exception to the requirement for timely notice will be made only if the Authority determines that there was reasonable cause for the failure of the business concern to give the required notice, the Authority has adequately verified the facts pertaining to the move and the requested relocation payment, and HHFA has concurred in the payments.
- m. Disbursements which are not eligible as Relocation Payments include, but are not limited to, the following:
 - (1) Disbursements made prior to the effective date.
 - (2) Disbursements for any rent, for loss of good will or profit, or for any costs other than necessary moving expenses or actual direct losses of property.
 - (3) Disbursements for expenses or losses for which reimbursement or compensation is otherwise made.
 - (4) Disbursements for expenses of claimant in preparing and supporting its claim.
 - (5) Loss resulting from damage to the property while being moved.
- n. Any business concern seeking relocation payments shall file a written claim for same on Form H-6140 furnished by the Authority at the Site Office. All such papers and related evidence shall become the permanent records of the Authority.
- o. A claim for relocation payment shall be submitted to the Authority within period of six months after the moving expenses are incurred or direct losses of property are suffered.

- p. All claims shall be approved by the Fenway Business Relocation Officer and the Auditor's Office of the Authority.

G. Services to Business Concerns

1. The Authority will carry out an informational program for business concerns and non-profit organizations in the project area informing all site occupants to be displaced of relocation services and payments to be available.
2. Trained business relocation representatives will undertake surveys and interviews to determine the space needs and location preferences of such concerns.
3. Listings of available commercial and industrial space will be maintained for interested concerns. Such concerns will also be encouraged to check with reputable realtors.
4. Advice and assistance will be given in the selection of new quarters, including inspections of new locations.
5. The Business Relocation Office maintains continuous liaison with the Small Business Administration to use opportunities for financing available under federal laws.

H. Additional State or Local Relocation Requirements

1. Highway Relocation Requirements

Part of the proposed right-of-way for the Inner Belt Highway is located within the Fenway Project Area. Current estimates indicate that approximately 194 dwelling units lie in the proposed right-of-way within the project area. Recent information from the State Department of Public Works suggests that land takings may be completed by July 1, 1967. The Boston Redevelopment Authority has volunteered to undertake relocation of families displaced by the Inner Belt if requested by the Massachusetts Department of Public Works under a contractual agreement.

2. Institutional Relocation Requirements

In order to complete its development program, the Christian Science Church will displace an estimated 317 families and 394 individuals from properties which it owns in the project area. The church has agreed with the Boston Redevelopment Authority to make relocation payments, comparable to those made by the Authority to all persons displaced.

Whenever other institutions shall clear land within the project area for the purpose of development, the Authority will make every effort to have the institution provide the same relocation assistance as provided by the Boston Redevelopment Authority.



HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATIONESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED FAMILIESINSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Fenway Urban Renewal Area

PROJECT NUMBER

Mass. R-

ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD:

48 mos.

DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	6,110	5,560	550
b. Estimated number to be displaced from property to be acquired by LPA	817	731	86
c. Estimated number to be displaced from property to be acquired by other public bodies			
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	0	0	0

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	403	383	20	57	50	7
b. Eligible for federally aided public housing	192	183	9	28	25	3
c. Eligible for State or locally aided public housing	65	62	3	11	10	1
d. Ineligible for public housing	146	138	8	18	15	3

CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES by LPA
Individuals

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	328	312	16	29	25	4
b. Eligible for federally aided public housing	213	202	11	14	10	4
c. Eligible for State or locally aided public housing	71	67	4	4	4	-
d. Ineligible for public housing	44	43	1	11	11	-

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	0	0	0	0	0	0
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	731	731		86	86	
b. Private rental housing	522	522		55	55	
c. Private sales housing	109	109		14	14	
d. Federally aided public housing	88	88		17	17	
e. Other public housing	12	12		0	0	

PROJECT NAME Fenway Urban Renewal Area	PROJECT NUMBER Maso. R-
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VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES and Individuals	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		1	2	3	4	5	6	7	8 OR MORE
TOTAL	731	328	251	102	45	3	2		
\$0 - \$49	9	9	-	-	-	-	-		
\$50 - \$99	74	60	11	-	3	-	-		
\$100 - \$149	116	82	34	-	-	-	-		
\$150 - \$199	91	34	34	14	9	-	-		
\$200 - \$249	89	31	43	6	9	-	-		
\$250 - \$299	49	23	14	6	6	-	-		
\$300 - \$349	80	40	23	11	6	-	-		
\$350 - \$399	52	9	10 16	11	3	3	-		
\$400 - \$449	79	23	23	28	3	-	1 1		
\$450 - \$499	12	3	3	6	-	-	-		
\$500 or more	80	14	40	20	6	-	-		

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES and Individuals	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	731	479	197	52	3	
\$0 - \$49	9	9	-	-	-	
\$50 - \$99	74	66	8			
\$100 - \$149	116	104	12			
\$150 - \$199	91	56	28	7		
\$200 - \$249	89	61	24	4		
\$250 - \$299	49	33	10	6		
\$300 - \$349	80	55	21	4		
\$350 - \$399	52	19	22	2	2	
\$400 - \$449	79	38	30	10	1	
\$450 - \$499	12	4	7	1		
\$500 or more	80	34	35	11		

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME Fenway Urban Renewal Area				PROJECT NUMBER Mass. R-						
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)										
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES and Individuals	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 or more
TOTAL	86	29	12	18	15	6	-	3	3	
\$0 - \$49	-	-	-	-						
\$50 - \$99	-	-	-	-						
\$100 - \$149	1	-	-	-					1	
\$150 - \$199	9	3	-	3	3					
\$200 - \$249	9	6	3	-						
\$250 - \$299	8	3	-	3					2	
\$300 - \$349	18	6	6	6						
\$350 - \$399	6	-	-	-	6					
\$400 - \$449	29	11	-	6	3	3	-	3		
\$450 - \$499	-	-	-	-	-	-				
\$500 or more	6	-	3	-	3	-				

BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED						
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES and Individuals	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	86	35	32	13	6	
\$0 - \$49						
\$50 - \$99						
\$100 - \$149	1	-	-	-	1	
\$150 - \$199	9	3	4	2	-	
\$200 - \$249	9	7	2	-	-	
\$250 - \$299	8	3	3	-	2	
\$300 - \$349	18	9	7	2	-	
\$350 - \$399	6	-	4	2	-	
\$400 - \$449	29	11	8	7	3	
\$450 - \$499	-	-	-	-	-	
\$500 or more	6	2	4	-	-	

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME

PROJECT NUMBER

Fenway Urban Renewal Area

Mass. R-

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	67	1128		18	2388		3	1716			340			84	
b. State or locally aided	8	372		4	800			576			116			24	
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	366	4234		123	4297		31	1737		2	787			134	
GROSS MONTHLY RENTAL															
Under \$40	104	313		-	321		1	135			57			10	
\$40 - \$49	56	329		26	319		3	107			59			8	
\$50 - \$59	55	390		24	380		4	135			71			14	
\$60 - \$69	39	511		12	503		6	190			93			14	
\$70 - \$79	35	604		19	624		4	263			113			20	
\$80 - \$89	30	644		22	661		5	279		1	121			22	
\$90 and over	47	1443		20	1489		8	628		1	273			46	
3. STANDARD SALES HOUSING															
TOTAL	12	168			684			920			404			212	
SALES PRICE															
Under \$5,000		8			32			44			20			12	
\$5,000 - \$5,999		4			16			24			8			4	
\$6,000 - \$6,999		4			20			24			12			4	
\$7,000 - \$7,999		4			20			28			12			8	
\$8,000 - \$8,999	1	4			20			24			12			4	
\$9,000 - \$9,999	1	8		7	28		2	36		1	16			8	
\$10,000 - \$11,999	3	12		10	60		5	80			36			20	
\$12,000 and over	7	124		61	488		11	660			488			152	

PROJECT NAME

Fenway Urban Renewal Area

PROJECT NUMBER

Mass. R-

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	4	1128		8	2388		2	1716		3	340			84	
b. State or locally aided		372			800			576			116			24	
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL	24	4234		22	4297		7	1737		2	787			134	
GROSS MONTHLY RENTAL	Under \$40		313		-	321		135			57			10	
	\$40 - \$49		329		4	319	2	107			59			8	
	\$50 - \$59	6	390		2	380		135			71			14	
	\$60 - \$69	3	511		3	503		190			93			14	
	\$70 - \$79	9	604		7	624	2	263			113			20	
	\$80 - \$89		644		4	661	2	279			121			22	
	\$90 and over	6	1443		2	1489	1	628		2	273			46	
3. STANDARD SALES HOUSING															
TOTAL	7	168		3	684		3	920		1	404			212	
SALES PRICE	Under \$5,000		8			32		44			20			12	
	\$5,000 - \$5,999		4			16		24			8			4	
	\$6,000 - \$6,999		4			20		24			12			4	
	\$7,000 - \$7,999		4			20		28			12				
	\$8,000 - \$8,999		4			20		24			12			4	
	\$9,000 - \$9,999	3	8			28		36			16			8	
	\$10,000 - \$11,999	2	12			60		80			36			20	
	\$12,000 and over	2	124		3	488	3	660		1	288			152	

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: Statement Accompanying Form H-6122 CODE NO. R-223(1)(b)

Estimates of housing needs and resources are submitted on Form H-6122 and are supported in the following narrative statements.

(1) Sources of Data

The sources from which the data have been obtained for Form H-6122 and the narrative statement are:

- (a) for the number, size, income, tenure, and eligibility for low-rent public housing:
 - i. sample survey of resident families in the Fenway Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority in the summer of 1961.
 - ii. internal records of the Boston Housing Authority.
 - iii. letter from the Boston Housing Authority.
- (b) for proposed rehousing:
 - i. evaluation of data from field surveys as to income characteristics, bedroom requirements, preferences and ability to pay for housing.
 - ii. related analysis of past rehousing programs under Title I operations.
- (c) for the number, size, rent, and price distribution of estimated housing resources:
 - i. internal records and letter from the Boston Housing Authority dated October 5, 1965.
 - ii. U.S. Census of Housing: 1960 Volume I, States and Small Areas, Massachusetts Final Report H.C.(1) 23.



- iii. U. S. Census of Housing: 1960 Special Reports for Local Housing Authority Series H.C. (sl), No. 67, Boston Massachusetts.
- iv. Turnover data on rental housing, City of Boston, from daily utility company listings, January-August, 1964.
- v. Appraiser's Weekly tabulation of turnover in sales housing by district in the City of Boston in one, two, and three-family housing and in structures of 4 or more units.

The proposed rehousing program is developed in the following order:

- 1. Rehousing in Low-rent Public Housing
- 2. Rehousing in Private Rental Housing
- 3. Rehousing in Private Sales Housing

Block VI, Sections A and B of Form H-6122, Size by Income and Bedroom Requirements by Income, indicate the general ability to pay for housing by size of unit needed for families and one-person householders to be displaced from clearance sections with the renewal area.

Experience locally has indicated that one-person householders to be relocated, i.e., individuals living alone in apartments or owning their own homes, require and relocate into similar dwelling unit accommodations. The housing requirements of the 357 one-person householders to be relocated from Fenway are planned as an integral part of this relocation program.

From analysis of housing needs and requirements, including the percentage of aged owner-occupants who are expected to prefer either public housing or privately improved tenancy, the following conclusions as to selection of new and improved homes have been determined.

- (a) It is estimated that one hundred and seventeen (117) families and aged individuals by reason of limited income, age and other factors of eligibility, will be relocated into public housing.
- (b) It is estimated that one hundred and twenty three (123) families and aged homeowners have either been long-term owners with substantial equity in their own property or have the financial resources to express a preference for purchase or to be persuaded to purchase homes as an improvement over present domiciles.



- (c) Five hundred and seventy-seven (577) families and aged individuals are expected to choose to continue to rent in existing private rental housing.

A 37% family survey during the planning stages of the Fenway Urban Renewal Project indicated that about 70% of the 817 families and individuals have a strong attraction to and preference for remaining in the Fenway neighborhood of Boston. The effort of the Family Relocation Program will be directed to this desire of the family residents, which is determined to be feasible in the light of turnover in tenant vacancies in standard dwellings in the Fenway and contiguous housing areas and turnover in the sales of existing dwellings.

Staging Plan for Fenway

<u>Year</u>	<u>Stage</u>	<u>Families and One-Person Households to Be Displaced</u>	<u>Private Rental</u>	<u>Private Sales</u>	<u>Public Housing and Housing for Elderly</u>
1966-1967	I	203	144	30	29
1967-1968	II	203	144	30	29
1968-1969	III	205	144	31	29
1969-1970	IV	206	145	32	30

A. Rehousing in Low-Rent Public Housing

The proposed rehousing of displaced families and single persons in public housing is based on (1) normal turnover in Federally aided low-rent public housing, including accommodations for elderly, and (2) turnover in State-aided housing and housing for the elderly.

In Block V of Form H-6122, 100 white families and individuals and 17 non-white families and individuals are proposed to be rehoused in low-rent and other public housing. This represents 13% of the white families and 19% of the nonwhite families to be displaced. For white families, the number proposed for rehousing in public housing is somewhat above that expressing a preference for this type of housing. However, there are a number of elderly families among the white families to be displaced. Past experience indicates elderly persons will relocate satisfactorily into public housing despite initial preferences for private housing. For nonwhite families, proposed rehousing in public housing is also somewhat higher.

The proposed public rehousing part of the Relocation Program indicates a total housing need as follows:

<u>Units Needed</u>	<u>Bedrooms Needed by Families and Individuals</u>				
	<u>1BR</u>	<u>2BRs</u>	<u>3BRs</u>	<u>4BRs</u>	<u>5 or more BRs</u>
White	75	22	3	-	-
Nonwhite	4	8	2	3	-
Total Needed	79	30	5	3	-
<u>Units on Market</u> ⁽¹⁾	<u>1BR</u>				
	<u>2BRs</u>	<u>3BRs</u>	<u>4BRs</u>	<u>5 or more BRs</u>	
	1,500	3,188	2,292	456	108

(1) Based on projected turnover for 48-month displacement period in existing public housing inventory, Federal and State programs.

Public housing units in the existing housing inventory are available on a first priority basis to Title I displaced families and individuals. These units are also available without regard to race, creed, color or national origin (letter from Administrator, Boston Housing Authority. See Code No. R-223(1)(c).)

The combined estimated need for public housing, 117 units, would be spread over the four-year displacement period, averaging 29 units per year.

In addition, the Housing Authority has constructed a total of 642 units for the elderly between 1962 and 1965. An additional nine more developments are under annual contributions contract with the FHA and a 56-unit development will be under contract with the State Housing Board. Construction is expected to begin on 520 of these elderly units by June 30, 1966. These developments should become available during the staging period for the Fenway.

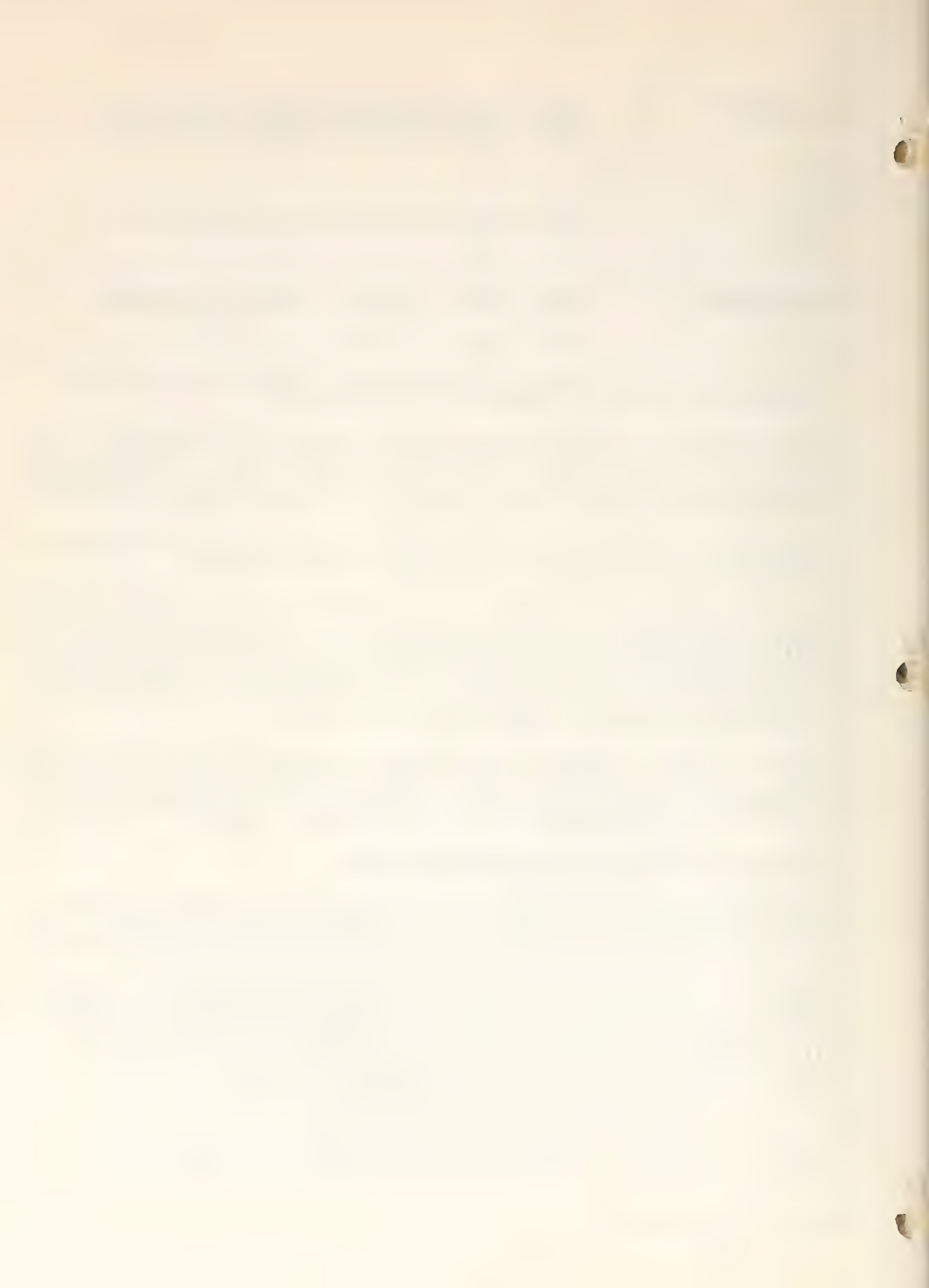
In 1963 the Boston Redevelopment Authority and the Boston Housing Authority initiated a program of rehabilitation of existing structures for public housing in the Washington Park and South End Urban Renewal Areas. Consideration will be given to this program elsewhere in the City as renewal occurs.

B. Rehousing in Standard Private Rental Housing

The proposed rehousing of displaced families and single persons in standard private rental housing is based on the vacancies expected to be available during the displacement period from turnover in such housing in the City of Boston.

In Block V of Form H-6122, 522 white families and individuals and 55 nonwhite families and individuals are proposed to be rehoused into standard private rent accommodations. This represents 70% of the white families and 63% of the non-white families to be displaced, and includes families eligible for public housing on the basis of income who either will not prefer public housing or will not be eligible because of other eligibility criteria.

Block VII A and B indicate the availability of rental housing due to turnover in the City inventory for the displacement period. These estimates were developed as follows:



Rental Housing Resources in the City of Boston

Estimates for standard private rental housing in the City of Boston have been developed from the sources identified on Pages 1 and 2 of this statement. The method for determining the availability of standard private rental housing in Boston is as follows:

1. Vacant Standard Rental Units

As of April 1, 1960, the U. S. Census listed 5,778 vacant and available units with all plumbing facilities. These units are considered standard. Also included are units which are offered for rent or sale at the same time.

2. Gross Monthly Rent

(a) Comparison of Rental Prices for Standard Occupied and Standard Vacant Dwelling Units

The census lists all occupied rental units by rent category, such as \$40-\$49, \$50-\$59. It was assumed that the pattern of rents for these standard occupied units would be appropriate for the 5,778 vacant standard dwelling units. For example, since 7.3% of the standard occupied units were in the under \$40 per month gross rent category, then 7.3% of 5,778 dwelling units would also be priced under \$40 per month.

(b) Determination of Rental Price for \$80-\$89 and \$90 and Over Rental Intervals

The rent category of \$80-\$99 per month as listed in the census was subdivided in order to get the \$80-\$89 interval as required on Form H-6122. For all occupied rental units, 53.5% of the units in the \$80-\$99 category were placed in the \$80-\$89 category.

Vacant Standard Rental Units

<u>Gross Monthly Rent</u>	<u>Per Cent</u>	<u>Number</u>
Under \$40	7.3	422
\$40-\$49	7.9	457
\$50-\$59	9.4	543
\$60-\$69	12.2	705
\$70-\$79	14.2	820
\$80-\$89	15.1	873
\$90 & over	33.9	1,958
TOTAL	100.0	5,778

3. Size of Unit

The distribution of standard vacant rental units according to number of bedrooms was calculated in a manner similar to that described above for rents. The census lists all renter-occupied units by number of rooms.

4. Relationship Between Rent and Unit Size

Since the census lists rents and unit size separately, no published information is available on the distribution of unit size within particular rent categories. Therefore, to prepare the chart of standard rental vacancies by rent and room size, it was assumed that within each rent category the distribution of unit sizes was the same as the over-all distribution of unit sizes. Necessarily, the distribution of rents within each unit size category was the same as the over-all distribution of rents.

From the information available on rents and unit size, 129 units of public housing available on April 1, 1960 (12 one-bedroom, 50 two-bedroom, 59 three-bedroom, 6 four-bedroom, and 2 five-bedroom units) were subtracted from the 5,778 units and the following chart was prepared:

<u>Total Number of Vacant Standard Private Rental Units by Gross Monthly Rent and Size of Unit</u>						
Gross Monthly Rent	<u>Number of Bedrooms</u>					Total
	1	2	3	4	5	
Under \$40	158	162	68	29	5	422
\$40 - \$49	166	160	54	30	4	414
\$50 - \$59	197	192	68	36	7	500
\$60 - \$69	258	254	96	47	7	662
\$70 - \$79	305	315	133	57	10	820
\$80 - \$89	325	334	141	61	11	872
\$90 & Over	729	752	317	138	23	1,959
TOTAL	2,138	2,169	877	398	67	5,649

5. Correction for Turnover

Some data on turnover of private rental housing units in the City is available from U.S. Census reports. In 1958-59, 27,806 rental units were vacated and then re-occupied, or approximately 13,903 rental units per year. This represents a turnover of approximately 2.47 times the total number of vacant standard private rental units tabulated in paragraph 4 above. This turnover of housing is expected to continue each year during the total displacement period (estimated at 48 months or 4 years).

However, it is not feasible to assume that it is possible to capture for relocation purposes one hundred per cent of this turnover of private rental housing in Boston. Using an estimated 20 per cent capture rate and, based on the unit size and cost distribution tabulated in Paragraph 4 above, an estimate of standard private rental vacancies potentially available for rehousing families and single persons to be displaced has been developed. These potential housing resources are compared in Form H-6122, Block VII, A 2 and B 2 Standard Private Rental Housing, with the housing needs of 577 households proposed to be rehoused in rental housing. The analysis and comparison indicate the availability of an adequate volume of private rental units for rehousing families and one-person households in rental housing in Boston.

6. Turnover in Rental Housing, by District, City of Boston

Recently information was compiled on utility shutoffs in Boston. These represent apartments in various housing areas of the City. For a recent eight-month period, this turnover was as follows:

Breakdown of Shutoffs for January through August 1964*

Dorchester	4,481
Brighton-Allston	2,766
Roxbury	3,361
West Roxbury	181
East Boston	898
Charlestown	390
Boston	4,302
Jamaica Plain	1,206
Roslindale	521
Mattapan	253
South Boston	981
TOTAL	19,340

*Hyde Park not included.

7. Rental Housing, City of Boston - Telephone Survey

A telephone survey was made of classified advertisements in the Real Estate Section of the Boston Sunday Globe for February 28, 1965. Information was obtained on 406 units.

The following table is based upon gross rentals and includes heat, electricity and gas:

Rental Housing, City of Boston

Gross Monthly Rent	Number of Bedrooms				Total
	1	2	3	4	
Under \$70	3	3	-	-	6
\$70 - \$79	9	7	1	-	17
\$80 - \$89	21	18	4	1	44
\$90 - \$99	26	32	3	-	61
\$110 - \$114	28	55	16	2	101
\$115 & Above	<u>54</u>	<u>94</u>	<u>26</u>	<u>3</u>	<u>177</u>
TOTAL	141	209	50	6	406

Unheated apartments were increased by \$20; an additional \$7 (for units with 6 or fewer rooms) and \$8 (for 7 or more rooms) was added where utilities were not included.

These figures indicate only a small portion of the annual turnover in Boston.

C. Rehousing in Standard Private Sales Housing

The proposed rehousing of displaced families and single persons in standard private sales housing is based on vacancies expected to be available during the displacement period.

In Block V of Form H-6122, 109 white families and individuals and 14 nonwhite families and individuals are proposed to be rehoused into standard private sales accommodations. This represents 14% of the white families and 16% of the non-white families. It also represents an estimated increase in home-ownership over the existing number of nonwhite families that own homes, based on family income and preferences for sales housing.

Sales Housing Resources in the City of Boston

Estimates of standard private sales housing in the City of Boston have been developed from the sources identified on Pages 1 and 2 of this statement.

The method for determining the availability of standard private sales housing in Boston is basically the same as used for standard rental housing.

1. Total Number of Vacant, Standard Sales Units

The 1960 U.S. Census of Housing lists 485 vacant units with all plumbing facilities for sale in the City of Boston. These units are considered standard. This number seems small but it must be remembered that most houses which are for sale are not vacant. In addition, a house classified by the census as a vacant unit available for sale must be for sale only. A vacant unit in a multi-family structure which is for sale is included only if that unit is intended to be occupied by the new owner and if the unit is not also for rent. The definition is quite restricted.

2. Determination of Price of Sales Housing

To estimate price for the 485 vacant units, value data for all owner-occupied units was used. The value data is gathered only for one-family units with no business, and represents the respondent's estimate of how much the property would sell for in today's market.

3. Determination of Unit Sizes

The size of sales dwelling units is predicated primarily from U.S. Census reports on occupied units and converted so as to apply similarly to vacant sales units.

4. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston, it was assumed that within each size category the distribution of sales prices was the same as the over-all distribution of sales prices.

Sales Price	<u>Number of Bedrooms</u>						Percent of Total
	1	2	3	4	5	Total	
Under \$5,000	2	8	12	4	4	30	6.2
\$5,000-\$5,999	1	5	7	2	2	17	3.5
\$6,000-\$6,999	1	5	7	2	2	17	3.5
\$7,000-\$7,999	1	6	8	3	2	20	4.1
\$8,000-\$8,999	1	6	8	4	2	21	4.4
\$9,000-\$9,999	1	6	8	3	3	21	4.4
\$10,000-\$11,999	4	16	23	8	7	58	12.0
\$12,000 & Over	18	85	120	44	34	301	61.9
TOTAL	29	137	193	70	56	485	100.0
Percent of Total	6.1	28.2	39.7	14.4	11.6	100.0	

5. Correction for Turnover

The vacancy figures for sales housing thus far cited are from the same source as rental housing. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is a turnover in sales housing in excess of the vacancy pattern determined by the census survey.

Data from the Appraiser's Weekly, listing real estate sales transactions for the City of Boston by type of unit and sales price, has been tabulated for 1962. From this turnover in sales housing in Boston, and from the unit size and cost distribution from the U.S. Census, estimates of standard sales housing available for relocation have been made, using the same rate of capture as for rental housing.

Standard private sales vacancies potentially available for rehousing families and single persons to be displaced are compared in Form H-6122, Block VII, A and B, with sales housing estimated to be needed for 123 families and individuals during the displacement period.

6. Sales Housing, City of Boston - Telephone Survey

A telephone survey of classified advertisements in the Real Estate Section of the Boston Sunday Globe, February 28, 1965, provided the following information on current sales listings in the City on that date. Information was obtained on 221 residential structures, or more than 90 percent of those listed, having one to four units.

Sales Housing, City of Boston

	Units in Structure						Number of Bedrooms					
Sales Price	1-Fam.	2-Fam.	3-Fam.	4-Fam.	1	2	3	4	5	6	Ttl.	
Under \$8,000	3	-	4	3	-	5	3	1	-	1	10	
\$8,000-\$9,999	1	3	1	-	-	1	2	1	1	-	5	
\$10,000-\$11,999	3	3	1	-	-	1	3	2	1	-	7	
\$12,000-\$13,999	8	1	7	-	-	2	8	3	3	-	16	
\$14,000-\$15,999	42	4	17	-	-	31	23	7	-	2	63	
\$16,000-\$17,999	8	5	10	-	-	6	10	6	1	-	23	
\$18,000 & over	45	25	21	6	4	15	53	21	2	2	97	
TOTAL	110	41	61	9	4	61	102	41	8	5	221	

This summary of sales listing also indicates an adequate volume of turnover in the City of Boston to accommodate Fenway residents who may wish to purchase housing during the four-year relocation period.

7. New Construction

A number of sites have been proposed within the project area for housing construction. It is estimated that the plan provides for the construction of about 2500 new housing units in the low to moderate rental range. In addition a site will be made available for the construction of elderly housing under public or private sponsorship.

(2) Assumptions and Conclusions as to Housing Resources and Requirements

Analysis of housing requirements and resources as presented on Form H-6122 and in this narrative statement has led to the conclusion that available public and private housing resources in the City of Boston are adequate to meet the housing needs of families and single persons to be displaced from the clearance sections of the project area.

(3) Basis of Establishment of Cost-Income Ratios for Housing

Additional information on the financial capabilities of families and single persons to be displaced will be obtained when further and more detailed interviews are carried out with each site occupant during implementation of the relocation program.

As a general standard, families and individuals will be considered to be able to pay 20% to 23% of their income for shelter. This would apply for rentals or for monthly payments on sales housing. In the application of these standards, appropriate allowances will be made for family size, composition, earning capacity, special requirements, current financial obligations and housing preferences.

(4) Nature and Volume of Competing Displacement

Estimates of displacement other than for urban renewal program actions can be summarized as follows:

- (a) Displacement from highway construction that might occur in the future includes the proposed Inner Belt Highway and the proposed Southwest Expressway. Final alignments are expected within the next few months, and it is estimated that approximately 1900 families may be affected through 1967. The Authority is now working with the State Department of Public Works in preparing a contract under which the Authority will do the initial relocation survey.

It is expected that adequate relocation housing resources will exist to accommodate all such displaced families and individuals over this period.

- (b) Displacement caused by public improvement action is not expected to be significant. Little or no displacement is expected from the programs of the Office of Neighborhood Improvement because the primary problem in housing areas in need of this type of program is deterioration and not overcrowding.
- (c) An estimate of competing demands for available housing as a result of other Title One activities for the projected displacement period has been made. The displacement period for the Fenway Urban Renewal Project Area is estimated to be 48 months, beginning in the 4th Quarter, 1966. Available information given below indicates the amount of concurrent Title One displacement estimated during this period.

The Workable Program for 1964 indicates that displacement from the Fenway will be concurrent with that from Charlestown, North Harvard, Washington Park, South Cove and the South End.

The Charlestown Urban Renewal Plan will displace a maximum of 525 families over a four-year period. The relocation program there proposes to offer housing opportunities within Charlestown for all displacees who desire to remain there.

Displacement from North Harvard will be substantially completed, and all displacees have been relocating in the adjacent Brighton-Allston area.

Less than 120 families and individuals remain to be relocated from the Washington Park Project Area. It is expected that relocation will be substantially completed before Fenway relocation gets under way.

The South Cove Project is presently awaiting Federal approval. An estimated 133 families and 400 individuals will be relocated during a two-year period. Adequate housing units will be on the market to accommodate displacement from the South Cove.

The South End Urban Renewal Plan is expected to be under way shortly. When the Plan is approved and becomes operative, it is expected that approximately 3,500 households will be displaced over a seven-year period, including 290 in 1966, 430 in 1967, and 440 in 1968. An adequate number of housing units will be available to accommodate the additional displacement from the South End.

(4) Special Problems of Families and Single-Person Households.

All families, including unattached individuals, whether minority race or not, who have special social problems such as age, medical handicaps, problems of family disorganization, or large families with low income, will be evaluated to determine the depth and intensity of the problems presented. The trained relocation staff will utilize the health and welfare resources of the community to prepare such a family for a rehousing plan.

Families and individuals who need long-term supportive services will be referred to appropriate voluntary and public agencies to assure the continuance of support and special services subsequent to relocation.

(5) Numerical Estimates of Individuals to be Displaced

An estimated 357 individuals will be displaced, of which 328 are white and 29 are nonwhite. These individuals live in apartments and have been treated as families.

(6) Type of Housing Available to Displaced Individuals

Because the individuals live in apartments, the housing resources available to them are similar to those available to families. The resources for both are indicated on Form H-6122.

(7) Non-Residential Displacement

An estimated 137 business concerns, institutions, and non-profit organizations will be displaced by the Fenway Urban Renewal Project.

(8) Financing for Purchase of Homes

Conventional mortgage financing will be used as the major type of financing. Section 221 of the National Housing Act also will be used to help in obtaining mortgage financing for families and single persons. Local lending institutions have demonstrated willingness to consider families with FHA insurance.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: Letter from Boston CODE NO. R-223(1)(c)
 Housing Authority

Boston Housing Authority
230 Congress Street
Boston 10, Massachusetts

October 5, 1965

Mr. Patrick A. Tompkins
Director of Family Relocation
Boston Redevelopment Authority
City Hall Annex
Boston 8, Massachusetts

Dear Mr. Tompkins:

The following information relative to public housing as a relocation resource is submitted in connection with the Boston Redevelopment Authority's preparation of a relocation plan . . .

The Boston Housing Authority, in recognition of the special hardships of low-income families displaced by public action, has established admission policies designed to provide maximum availability of its low-rent programs for the rehousing of low-income families who must vacate their homes because of urban renewal or other governmental improvement action.

Special income limits for admission of displaced families have been established in the Federally-aided program. Eligible displaced families have first priority for admission and are selected for tenancy according to the Housing Authority's basic policy of non-discrimination and non-segregation in accordance with relative housing need regardless of race, creed, color or national origin.

The specific data you requested are presented herein in the order of your request.

"(1) The number of public housing units under management today, broken down by bedroom size and racial availability."

At the present time, the Boston Housing Authority has under management thirty-four (34) developments containing a total of 14,479 apartments:

<u>Programs</u>	<u>Developments</u>	<u>Units</u>
Federally-Aided		
General	15	10,156
Elderly	<u>7</u>	<u>482</u>
Total	22	10,638
State-Aided		
Veteran	10	3,681
Elderly	<u>2</u>	<u>160</u>
Total	12	3,841
Combined Programs	34	14,479

The distribution of dwelling units according to bedroom size is as follows:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Federally-Aided					
General	2,595	4,067	2,679	694	121
Elderly	<u>456</u>	<u>26</u>			
Total	3,051	4,093	2,679	694	121
State-Aided					
Veterans	468	1,675	1,264	220	54
Elderly	<u>160</u>				
Total	628	1,675	1,264	220	54
Combined Programs	3,679	5,768	3,943	914	175

"(2) The current status of plans for additional units with details as to bedroom size, racial availability and estimated dates of availability for occupancy."

Included in the Housing Authority's management program are nine developments containing 642 apartments, specially designed for occupancy by the elderly, that were completed and opened for tenancy between 1962 and 1965.

One development of 64 units for the elderly is under construction and will be completed in mid-1966.

In addition, the Housing Authority has entered into an annual contributions contract with the Public Housing Administration to construct nine more developments for the elderly with some 680 apartments and is awaiting a financial assistance contract with the State Housing Board for a 56-unit development also designed for elderly occupancy. It is anticipated that construction will start on seven of these developments with a total of 520 units prior to June 30, 1966.

Plans have also been initiated for the rehabilitation of existing private housing for conversion to low-rent use. One of the major emphases in this program is the provision of suitable accommodations for large, low-income families, particularly those displaced by urban renewal action.

A development program of 108 dwelling units of rehabilitated housing, to be located on scattered sites, is now under annual contributions contract.

As a pilot project, the Housing Authority acquired title to 23 parcels of property containing 59 apartments in 18 buildings in the Highland Park area of Roxbury for conversion into 34 apartments. Remodeling plans are now being developed. The following unit size distribution is currently planned: 11 apartments with three bedrooms, and 23 with four bedrooms.

The Housing Authority has undertaken a three-year demonstration program of rent supplementation involving forty (40) large, low-income families displaced by urban renewal action. These families occupy approximately ten percent of the apartments in each of three new, private housing developments financed under the FHA moderate-income mortgage insurance program provided by Section 221(d)(3) and located in the Washington Park renewal area.



With respect to future programming, the Housing Authority has some 66 units remaining from a federal authorization of 1,000 dwelling units and an additional federal authorization of 500 dwelling units which represents the initial installment on an application for a program authorization of 1,000 units.

"(3) The income limits for initial and continued occupancy."

The Housing Authority has established special maximum income limits for the admission of displaced families that are higher than for other low-income families in the Federally-aided program. In the State-aided veterans and elderly programs, the regular income limits are applicable in the case of displaced families in accordance with State Housing Board regulations. There are no minimum income limits in any program.

The maximum income limit schedules governing the admission of displaced families are as follows:

Federally-Aided

<u>Number Persons in Family</u>	<u>Maximum Net Family Income after Exemptions</u>
1 or 2	\$4,500
3 or 4	4,750
5 or 6	5,125
7 or more	5,500

State-Aided (Veterans Program)

<u>Number Minors in Family</u>	
0	\$4,350
1	4,550
2	4,750

(For each additional minor, add \$200)



State-Aided (Elderly Program)

<u>Number Persons in Family</u>	<u>Maximum Net Family Income after Exemption</u>
1	\$2,500
2	3,000

Net income for eligibility purposes as used in this context means aggregate family income from all sources to all members of the family including children, less certain specified deductions such as compulsory payroll deductions for social security or other pension benefits. An exemption of \$100 in the Federally-aided program and \$200 in the State-aided Veteran Program is allowed for each minor member of a family. Also exempted are payments from the Federal Government for disability or death occurring in connection with military service.

At the present time, the Authority is reviewing its income limits with a view toward an upward adjustment consistent with current economic conditions.

"(4) The minimum rent charged for each type of program."

The rental charges in public housing are related to the income of each tenant and vary according to program.

In the Federally-aided program, there is a single gross rent-to-net income (after deductions and exemptions) ratio of 23.0 percent.

In the State-aided program for veterans, the ratio for families with less than two minor children is 25.0 percent. This ratio is reduced to 24.5 percent in the case of families with two minors, with a further reduction at the rate of one-half percent for each additional minor (not to exceed seven) in the case of larger families. Families with seven or more minors are charged rent on the basis of 22.0 percent rent-to-income ratio.

In the State-aided Elderly program, the gross rent-to-net income ratio is 27.5 percent for a one-person family and 29.5 percent for a two-person family.

The rental charges in all developments are gross charges including the cost of all utilities, except in the case of State-aided veterans development, Boston 200-10. In this development, the shelter rent-to-net income



ratio for the family without minor children is 21.0 percent and the ratio is reduced for families with children at the rate of 1 percent for each minor, up to seven, in a family. The ratio for families with seven or more minors is 14.0 percent.

Minimum rent charges have been established as follows:

Regular Minimum Rent (All Bedroom Sizes)

Federally-Aided	
General	\$45.00
Elderly	45.00
State-Aided	
Veterans	\$55.00
Veterans (200-10)	50.00
Elderly	57.00

Special minimum rent (for certain tenants receiving Old Age Assistance, Disability Assistance and Aid to Families with Dependent Children allowances from the Welfare Department).

<u>Assistance Category</u>	<u>Monthly Rent</u>	
	<u>Federally-Aided</u>	<u>State-Aided</u>
Old Age Assistance	\$50.00	\$55.00
Disability Assistance	50.00	55.00
Aid to Families with Dependent Children		
(a) Families of four or less persons	57.00	57.00
(b) Families of five or more persons	65.00	65.00

"(5) The priority of admission preference which the Boston Housing Authority gives to BRA Title I Project displaced families and individuals, and the estimated number of units which will be available to them, broken down by number of bedrooms and racial availability, and type of program, should the requirements vary."

First priority in admission is given to families which are to be displaced by any public slum clearance, redevelopment or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing, along with families displaced by a low-rent



public housing development, or through action of a public body or court in the enforcement of housing standards or the demolition, closing or improvement of dwelling units. This priority is also applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards.

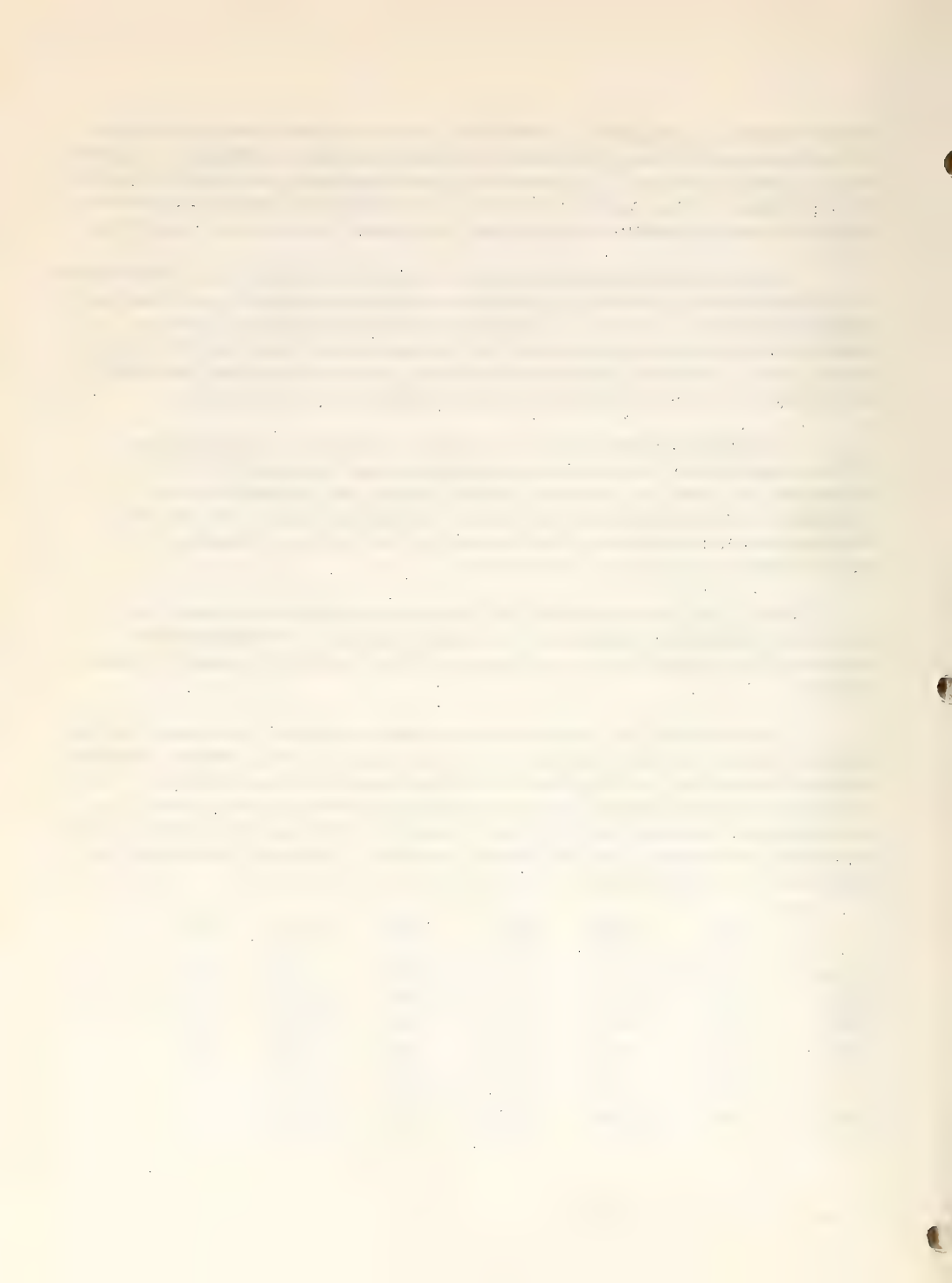
Among such displaced families, first preference is given to families of disabled veterans whose disability has been determined by the Veterans Administration to be service connected; second preference is given to families of deceased veterans and servicemen whose death has been determined by the Veterans Administration to be service connected; and third preference is given to families of other veterans and servicemen.

In the State-aided veterans program, this order of priority is further modified by an order of preference among veterans. First preference is given to families of World War II and Korean conflict veterans, with second preference to the families of other veterans and third preference to an individual veteran or the widow or widower of a veteran who is 50 years of age or over.

Each applicant entitled to the displaced family qualification is offered an apartment suitable to its needs in whatever development it becomes first available in accordance with the Authority's tenant selection policy.

Together with the planned construction previously indicated, normal turnover in the Housing Authority's existing program will provide the public housing resources for the relocation of displaced and other families. The following tabulation shows the number of apartments vacated by families moving out of developments between January 1, 1959 and December 31, 1964, according to bedroom size and year of vacation. Turnover experience in 1965 indicates a continuation of the trend in recent years.

	<u>1964</u>	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
1 BR	375	293	362	299	338	299
2 BR	797	766	805	748	820	920
3 BR	573	585	576	504	564	544
4 BR	114	128	120	104	127	110
5 BR	<u>27</u>	<u>28</u>	<u>24</u>	<u>18</u>	<u>22</u>	<u>27</u>
TOTAL	1,886	1,800	1,887	1,673	1,871	1,900



"(6) Any other admission requirements established by the BHA that are not related to either income or family composition."

In the Federally-aided program, except for a displaced person, an individual or one-person family is eligible for admission only at age 65 or over. In the State-aided program, when units are available for which there are no eligible veteran families of two or more persons, individual veterans or widows or widowers of veterans at age 50 or over and non-veterans at age 65 or over may be admitted.

All applicants must meet statutory citizenship requirements. Aliens, honorably discharged from the U. S. armed forces, who have applied for citizenship and aliens aged 65 or over and eligible for Old Age Assistance meet this requirement.

The Housing Authority has established a minimum residence requirement for general admission eligibility. However, the administrative requirement that applicants have resided in the City of Boston for at least three years has been waived for displaced families on an individual case basis.

It is the intention of the Housing Authority to continue to extend preferential consideration to displaced families in accordance with its legal and moral responsibilities.

The procedure of assigning a representative from the Housing Authority's tenant selection office, on an as needed basis, to your renewal site offices in order to facilitate the application process for displaced families will be continued.

Should you desire further information, please advise us.

Very truly yours,

/s/ Ellis Ash

Ellis Ash
Administrator

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION REPORT: Proposed Informational State- CODE NO. R-223(1)(d)
ments for Issuance to Families
and Individuals

EXHIBIT A

LETTER TO FENWAY RESIDENTS IN PROPERTIES TO BE ACQUIRED

Dear Fenway Resident:

As you may know, you are living in one of the properties in the Fenway Urban Renewal Project Area which eventually will be acquired by the Boston Redevelopment Authority to carry out the Urban Renewal Plan for the area.

The Fenway Urban Renewal Project Area is bounded generally on the north by Newbury Street and the Prudential Center; on the southeast by the New York, New Haven, and Hartford Railroad right of way; on the south by Ruggles Street, Ward Street, Huntington Avenue, and Francis Street; and on the west by the Corporate City Limits, Park Drive, and Boylston Street.

An important part of any urban renewal project is assisting residents who must move, and making sure that they move into decent, safe and sanitary housing. The Authority will maintain a trained staff of workers to help you prepare a rehousing plan and to refer other housing to you. A summary of relocation housing standards is enclosed for your information.

Our office also maintains lists of FHA- and VA-acquired properties as well as mortgage and financing information for those who may be interested in purchasing homes. Displaced residents are eligible for special low down-payment, long-term FHA financing assistance. Similarly, persons seeking public housing accommodations receive first priority among applicants.

The Authority extends certain types of financial assistance to displaced residents. You are eligible for reimbursement for your moving expenses and property losses, up to a maximum of \$200, depending upon the number of rooms of furniture which you must move. You may file for a payment from the fixed pay-



ments schedule or submit your moving bill. More detailed information can be obtained at the Site Office.

Relocation Adjustment Payments will also be available to certain families and individuals 62 years of age or over. Eligible displaced residents who are unable to secure public housing may receive payments of up to \$500, dependent upon their verified annual income and their gross housing costs for one year. Your relocation worker will have further information and forms for you to fill out to determine your eligibility.

This letter does not require you to move. When the building in which you live is acquired, you will be notified by this office. You will not have to move before you have had an opportunity to find decent housing, with a minimum of four months' advance notice.

If you begin to look for other housing in the meantime, please feel free to call on us. We urge you to look for standard housing, since City agencies are carrying out a code enforcement program on substandard housing, and the Authority is required to report any substandard units which the landlord will not repair. If you encounter any other problems in obtaining housing, you should refer them to our office.

A relocation worker from our office will contact you some time in the future. Please feel free to visit us in the meantime. A site office has been established at: _____, Boston. The telephone number is: _____. The office will be open from 9 to 5, Monday through Friday. Members of the staff will also be available on certain evenings and some Saturdays to help families and individuals who cannot be contacted during regular office hours. The staff members will work under the immediate supervision of: _____.

We can be of real help to you if we receive your cooperation. Seek assistance from the Authority, in order to get the most out of your move and to insure that it will be a good one.

Sincerely,

Site Office Manager

Enc.: Informational Statement

EXHIBIT B

INFORMATIONAL STATEMENT TO FAMILIES AND INDIVIDUALS

1. The property in which you presently reside will be acquired by the Boston Redevelopment Authority according to law. After families have been relocated and the buildings demolished, the land will be disposed to developers for re-use, according to the Fenway Urban Renewal Plan.
2. Families will not be required to move, except on a temporary basis, or except for reasons listed below in the Authority's eviction policy, before they have been given an opportunity to obtain decent, safe, and sanitary housing within their financial means.
3. All families are urged to visit the Relocation Office, cooperate with the relocation staff, seek their own standard rehousing accommodations, and to notify the Relocation Office prior to the actual move.
4. Summary of Relocation Standards:

Each dwelling unit must have:

- (a) A kitchen sink which is in good working condition and properly connected to adequate water and sewer systems;
- (b) Safe and adequate cooking facilities;
- (c) A room which affords privacy to a person within it and which contains a flush water closet and a lavatory basin in good working condition and properly connected to adequate water and sewer systems;
- (d) A room which affords privacy to a person within it and which contains a bathtub or shower in good working condition and properly connected to adequate water and sewer systems;
- (e) Adequate rubbish storage facilities and garbage disposal facilities;
- (f) Adequate and properly connected water heating facilities;
- (g) Every kitchen sink, lavatory basin and bathtub or shower shall be properly connected with both hot and cold water lines;
- (h) Every habitable room shall have at least one window or skylight facing directly to the outdoors and which can easily be opened;

- (i) Every bathroom and water closet shall be well lighted and ventilated or have an approved mechanical ventilation system.

5. Eviction Policy

The Authority will make all possible efforts to avoid the eviction of any family from the Project Area. Eviction shall occur only against site families who:

- (a) Are financially able to and refuse to pay use and occupancy charges to the Authority;
- (b) Maintain a nuisance or use the premises for illegal purposes;
- (c) Refuse without valid reason three or more referrals of suitable and approved accommodations;
- (d) Are squatters in dwellings vacated by families who have been relocated;
- (e) Refuse to admit a relocation interviewer.

EXHIBIT C

LETTER TO FENWAY BUSINESS OWNERS IN PROPERTIES TO BE ACQUIRED

Dear Business Owner:

As you may know, your business is situated in one of the properties in the Fenway Urban Renewal Project Area which is scheduled to be acquired by the Boston Redevelopment Authority to carry out the Urban Renewal Plan for the area. The Fenway Project Area is bounded generally on the north by Newbury Street and the Prudential Center; on the southeast by the New York, New Haven and Hartford Railroad right-of-way; on the south by Ruggles Street, Ward street, Huntington Avenue, and Francis Street; and on the west by the Corporate City Limits, Park Drive, and Boylston Street.

The Fenway project is designed to strengthen the residential, institutional, and commercial characteristics of the area. The Urban Renewal Plan provides for a workable framework for institutional growth in order that expansion can be directed and consolidated in a rational manner. In addition, the Plan stresses the rehabilitation of existing structures, particularly those in residential and institutional use. Within the residential-commercial area, substandard structures and non-conforming and blighting uses will be eliminated, and new local commercial and medium-income housing of varied types will be provided. Also included is a public plaza adjacent to Symphony Hall and the revitalization of the Back Bay Fens.

An important part of any urban renewal project is assisting businesses which must move, and making sure that they are satisfactorily relocated. The Authority will maintain a trained staff of workers to help you prepare a relocation plan and to refer other locations to you.

Our office also maintains lists of mortgage and financing information for those who may be interested in purchasing property. Displaced businesses are given first preference in opportunities for new commercial development.

The Authority extends certain types of financial assistance to displaced businesses. You are eligible for reimbursement for your moving expenses up to a maximum of \$25,000 and property losses up to a maximum of \$3,000. In addition, a Small Business Displacement Payment of \$2,500 is available to certain businesses.

This letter does not require you to move. When the building in which your business is located is acquired, you will be notified by this office. You will not have to move before you have had an opportunity to find a suitable location for your business, with a minimum advance notice of ninety days. If you begin to look for another location in the meantime, please feel free to call on us.

A relocation worker from our office will contact you some time in the future. Please feel free to visit us in the meantime, however. A Site Office has been established at: Boston. The telephone number is: . The office will be open from 9 to 5 Monday through Friday. Members of the staff will also be available on certain evenings and some and some Saturdays to help those who cannot be contacted during regular office hours. The staff members will work under the immediate supervision of:

We can be of real help to you if we receive your cooperation. Seek assistance from the Authority, in order to get the most out of your move and to insure that it will be a good one.

Sincerely,

Site Office Manager.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT IMPROVEMENTS REPORT

CODE NO. R-224

The Project Improvements Report will be submitted under separate cover.



APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT: Land Use and Marketability CODE NO. R-225(1)
 Study and Appraisal Reports

LAND USE AND MARKETABILITY STUDY

A Land Use and Marketability Study will be submitted during project execution.

REUSE APPRAISALS

The two required reuse appraisals will be submitted during project execution.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT: Evidence of Availability
of Mortgage Financing

CODE NO. R-225(2)

The rehabilitation and new housing programs in the Fenway Urban Renewal Area will be carried out primarily with mortgages insured by the Federal Housing Administration under Sections 220 and 221 of the National Housing Act.

The attached letter from the Boston Banks Urban Renewal Group indicates their willingness to participate in these programs. The chairman of the Mortgage Committee of the Savings Bank Association has set up an initial pool of \$20,000,000 for urban renewal and rehabilitation loans and mortgages insured by the Federal Housing Administration under the provisions of the National Housing Act. Participation in the program is well underway in the Washington Park Urban Renewal Area, (R-24).

Recent comparative sales and refinancing data of properties in the Fenway Urban Renewal Area indicate that mortgages are readily available on a conventional basis from banking institutions both within and outside of Metropolitan Boston.

APPLICATION FOR LOAN AND GRANT
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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT:

CODE NO. R-225(3)

Redevelopment Use	Approx. No. of Parcels	Area in Sq. Ft. [±]	LPA Estimate*
1. Total Uses	32	830,238	\$2,903,199
2. Total Public and Quasi-Public Uses	16	261,335	189,616
a. Streets and Other Public R/W (by dedication)	11	99,686	-
b. Streets and Other Public R/W	1	1,365	-
c. Parks, Playgrounds, etc. (by dedication)	1	1,365	2,048
d. Parks, Playgrounds, etc.	1	50,000	-
e. Parks, Playgrounds, etc.			
f. Public Utility Easements			
g. Low-Rent Public Housing			
h. Other Public Uses			
h. Non-Profit Institutional	3	108,911	187,568
3. Total Private Uses	16	568,903	2,713,583
a. Residential	14	503,645	2,207,833
b. Commercial	2	65,258	505,750
c. Light Industrial			
d. Heavy Industrial			
e. Other	1		-

* All figures are rounded off to nearest 100.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R -

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT: Basis and Source of CODE NO. R-225(4)
 Amounts Listed on Code No.
 R-225(3)

In accordance with the provisions of LPA Letter No. 282, a lump sum estimate of land disposal proceeds has been prepared by Redevelopment Authority staff personnel.

The basis and sources of amounts shown include available comparable sales data, study of market conditions, analysis of recently completed BRA real estate consultant reuse appraisals information, and discussions with local real estate brokers.

The estimated reuse values established herewith are intended primarily as a guide for the Project Cost and Financing Plan (Form H-6200). The two required reuse appraisals will be obtained during the execution period of the project.

The square foot price estimates of disposition parcels by reuse are quoted below:

<u>Primary Land Use</u>	<u>Reuse Price Per Square Foot of Land</u>
Residential (high rise)	\$ 7.25
Commercial (high rise)	7.75
Nonprofit Institutional	1.75

APPLICATION FOR LOAN AND GRANT
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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT: Project Improvements
 Provided by Redevelopers

CODE NO. R-225(5)

No site clearance work or installation of project improvements are scheduled at this time to be provided by redevelopers.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT: Special Tax Provisions

CODE NO. R-225(6)

Some sites may be developed under the provisions of Chapter 121A, Massachusetts General Laws, as amended. Under the provisions of this act, for a period of 40 years from the date of organization of the Urban Redevelopment Corporation, the Corporation and all its property are exempt from taxation, betterments and special assessments, and the Corporation is not required to pay any tax, excise or assessment to the Commonwealth or any of its political subdivisions, other than excises on registered motor vehicles and gasoline, except the following:

(a) A basic annual excise of (1) 5% of gross income in the preceding calendar year, plus (2) \$10 per \$1,000 upon the valuation as of January 1 of the real estate and tangible personal property of the Corporation. The minimum excise payable each year is the amount determined by applying the local tax rate current for that year against the lesser of (1) the valuation as of January 1 of the Corporation's property, and (2) the average of the assessed valuations of the land and buildings in the project area on the three assessment dates next preceding the acquisition thereof by the Corporation, or, if acquired from the Boston Housing Authority, the Boston Redevelopment Authority, or the City of Boston, on the three assessment dates next preceding the acquisition thereof by such Authority or city;

(b) Any additional amount which the Corporation has agreed with the City to pay to it, as stated in its Application; and

(c) An additional amount if gross receipts in any year exceed certain allowable expenditures and dividends. Any such net balance is required to be applied to the payment of the amount, if any, by which the City receives less than the amount of taxes which would have been payable if the property had not been exempt.

In case of a Project undertaken by an Insurance Company or by one or more Savings Banks, the tax exemption applies only with respect to the particular Project, and the Company or Bank remains subject to all other taxation with respect to its other activities and property. The exemption period is 40 years from the date of approval of the Project. In the event that the Insurance Company or any of the Banks occupies part of the

Project for purposes of its business not directly related to the construction, alteration, maintenance, repair, operation or management of such Project, a fair rental is included in gross income in lieu of the gross income from such business for the purpose of computing the excise payable.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT: Restrictive Covenants

CODE NO. R-225(7)

The following sections are incorporated into the Fenway Urban Renewal Plan to ensure that the project land will not be restricted by any agreement or other instrument on the basis of race, color, creed, or national origin in the sale, lease, or occupancy thereof:

Affirmative Covenant

Every agreement, lease, conveyance, or other instrument by which land in the project area is disposed of for uses which may include housing or facilities related to residential uses shall include an affirmative covenant binding the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon; and the Boston Redevelopment Authority will take all steps necessary to enforce such covenant and will not itself so discriminate.

Compliance with Anti-Discrimination Laws

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management or occupancy of real property within the project area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws (Ter. Ed.), as amended, and to all other applicable Federal, State, and local Laws prohibiting discrimination or segregation by reason of race, color, creed, or national origin.

Compliance with Equal Employment Opportunity Law (LPA Letter No. 305)

All contracts, subcontracts, or agreements of the Boston Redevelopment Authority for demolition, site clearance, site preparation, or rehabilitation demonstration work, for the disposition of project land, or for construction on project land retained by the Authority shall be subject to the applicable provisions of Executive Order 10925, as amended by Executive Order 11114, to ensure equal opportunity for all qualified persons, without regard to race, color, creed, or



national origin, employed or seeking employment with Government contractors or with contractors performing under Federally-assisted construction contracts.

Non-Discrimination Requirements

Assurance that non-discrimination requirements are met under the Civil Rights Act of 1964 (Title VI) is given in Code No. R-231(1).

APPLICATION FOR LOAN AND GRANT
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PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT: Disposition Parcel Map

CODE NO. R-225(8)

Map 3, Disposition Parcels, shows boundaries and locations of disposal parcels. The disposal parcels are tabulated below indicating each parcel by square feet and proposed use. Existing and new easements for public utilities is submitted with Code No. R-224.

<u>Disposition Parcel Number</u>	<u>Area (Square Feet)*</u>	<u>Proposed Use</u>
1	25,000	Residential
2	58,270	Residential
3	56,000	Residential
4	20,910	Residential
5	21,490	Residential
6	24,950	Residential
7	32,640	Residential
8	11,430	Institutional
9	22,970	Residential
10	50,000	Public Open Space
11	124,500	Residential
12	64,550	Residential
13	51,830	Commercial
14	54,000	Residential
15	13,430	Commercial
16	79,000	Residential
17	12,000	Residential
18	54,500	Institutional
19	60,000	Institutional
19a	1,020	Institutional
19b	1,000	Institutional
20	161,430	Residential
21	92,000	Institutional
22	125,300	Commercial
23	7,900	Residential

* All figures rounded to nearest ten

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND DISPOSAL REPORT: Public or Non-Profit Institutional Dispositions CODE NO. R-225(9)

DISPOSAL PARCEL NUMBER	PROPOSED DEVELOPER	ESTIMATED DATE OF ACQUISITION BY DEVELOPER	BRA ESTIMATED DISPOSITION PRICE*	BRA SUBMISSION DATE FOR HHFA CONCURRENCE OF DISPOSITION
8	New England Conservatory of Music	1967	\$20,100	Upon completion of second reuse appraisal
10	City of Boston Parks Department	1967	Land to be dedicated	
18	Northeastern University Museum of Fine Arts Greek Orthodox Church	1968	\$76,700	Upon completion of second reuse appraisal
19 19a 19b	Northeastern University	1968	\$90,800	Upon completion of second reuse appraisal

* All figures rounded to nearest \$100.



APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Form H-6200

CODE NO. R-226(1)

Form H-6200 is submitted herewith.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY

Boston, Massachusetts

PROJECT NAME

Fenway Urban Renewal Area

PROJECT NUMBER

Mass. R-

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.

SECTION (Check and complete the description which applies)

☒ ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

☐ SUBMITTED BY LPA ON _____, 19____☐ ACCEPTED BY HHFA ON _____, 19____

DATED _____, 19____

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA
		<input checked="" type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HHFA (c)
	ITEM 1 OF GROSS PROJECT COST:			
A-1	TOTAL PROJECT EXPENDITURES (from Form H-6220, line 20)	\$ 13,662,382	\$	\$
	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid):			
A-2	Cash value of land donations (from Supporting Schedule 1)	1,710,800		
A-3	Demolition and removal work (from Supporting Schedule 2)	0		
A-4	Project or site improvements (from Supporting Schedule 3)	1,034,450		
A-5	Public or supporting facilities (from Supporting Schedule 4)	564,000		
A-6	Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet)	14,750,500		
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6)	\$ 18,059,750	\$	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7)	\$ 31,722,132	\$	\$
	PROCEEDS FROM PROJECT LAND:			
A-9	Sale price of project land to be sold	\$ 2,903,199	\$	\$
A-10	Capital value imputed to project land to be leased	0		
A-11	Capital value of project land to be retained by LPA	0		
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11)	\$ 2,903,199	\$	\$
A-13	NET PROJECT COST (line 8 minus 12)	\$ 28,818,933	\$	\$
	SHARING OF NET PROJECT COST:			
A-14	Net Project Cost of this project (from line 13)	\$ 28,818,933	\$	\$
A-15	Net Project Cost of other projects (if any) pooled with this project	0		
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15)	0		
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	9,606,311		
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool	0		
	(Equals) Minimum local grants-in-aid required for this project (line 17 minus 18)	\$ 9,606,311	\$	\$

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA
		<input checked="" type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE	REVISED ESTIMATE	ESTIMATE ACCEPTED BY HHFA
		(a)	(b)	(c)
	SHARING OF NET PROJECT COST: (Continued)			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Non-cash local grants-in-aid (from line 7)	\$ 18,059,750	\$	\$
A-21	Cash local grants-in-aid	0		
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 20 plus 21) (must be not less than line 19)	\$ 18,059,750	\$	\$
A-23	PROJECT CAPITAL GRANT (line 14 minus 22)	\$ 10,759,183	\$	\$
A-24	RELOCATION GRANT (from Form H-6220, line 21)	\$ 633,980	\$	\$
A-25	TOTAL FEDERAL CAPITAL GRANT (line 23 plus 24)	\$ 11,393,163	\$	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES AND RELOCATION PAYMENTS

LINE NO.	ITEM	ESTIMATE SUBMITTED BY LPA	(Leave blank) ESTIMATE ACCEPTED BY HHFA								
		(a)	(b)								
B-1	Total cash requirements for project expenditures and Relocation Payments (line A-1 plus A-24)	\$ 14,296,362	\$								
	Cash local grants-in-aid:										
	<table border="1"> <thead> <tr> <th>SOURCE OF CASH</th> <th>ACTUAL OR ANTICIPATED DATE OF RECEIPT</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT								
SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT										
B-2		\$	\$								
B-3											
B-4											
B-5	Real estate tax credits (from Form H-6220, line 7b)										
B-6	Total cash local grants-in-aid (sum of lines 2 through 5)	\$	\$								
B-7	Total funds to be applied to project expenditures and Relocation Payments from short-term borrowings other than those on line B-9 below										
B-8	Subtotal (line 6 plus 7)	\$	\$								
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line 1 minus 8)	\$ 14,296,362	\$								

Acceptance of the estimates submitted is hereby requested.

Boston Redevelopment Authority
Local Public Agency

Signature of Authorized Officer

Development Administrator
Title

Date

HHFA ACCEPTANCE

The estimates are accepted as indicated in the appropriate columns.

Regional Director of Urban Renewal, Region _____

Date



SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcel or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED CASH VALUE ACCEPTED BY HHFA (d)
Trade School for Girls Boys' Trade School Ira Allen School Charles C. Perkins School Edgar St. & Annunciation Road (Vacant Lot)	City of Boston City of Boston City of Boston City of Boston Boston Housing Auth.	\$ 366,000 1,071,000 87,000 183,000 3,000	\$
CASH VALUE OF LAND DONATIONS (Enter on line A-2)		\$ 1,710,800	\$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED NET COST ACCEPTED BY HHFA (d)
		\$	\$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)		\$	\$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA		(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		AMOUNT (e)
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)
Street Improvements	City of Boston	\$ 231,815	91.8	\$ 213,012	
Sewer Construction	City of Boston	419,229	100	419,229	
Water Construction	City of Boston	28,234	100	28,234	
Bridge Construction	City of Boston	373,975	100	373,975	

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project on the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION	NAME OF PROVIDING ENTITY	ESTIMATE SUBMITTED BY LPA				(Leave blank) ESTIMATE ACCEPTED BY MHFA	
		TOTAL COST	CHARGE TO PROJECT ¹		%	AMOUNT {(c) X (d)}	
			% (d)	AMOUNT (e)			
(a)	(b)	(c)	(d)	(e)	(f)	(g)	
		\$		\$		\$	
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$1,034,450		\$	

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹			
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
Court House (Wash. Park)	City of Boston	\$ 2,250,000	13.6	\$ 306,000		
Police Station (Wash. Park)	City of Boston	700,000	10.3	72,100		
Fire Station (South Cove)	City of Boston	450,000	16.3	73,400		
Fire Station (ParkerHill-Fenway)	City of Boston	450,000	25	112,500		
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$ 564,000		\$

1. If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND	Estimates of Non-Cash Local	CODE NO. R-226(2)(a-d)
FINANCING REPORT:	Grants-In-Aid	

- a. Form H-6200, Project Cost Estimate and Financing Plan, Schedule 2, Demolition Work.

None

- b. Form H-6200, Project Cost Estimate and Financing Plan, Schedule 3, Project or Site Improvements.

See Code No. R-224 for a detailed discussion of project improvements undertaken as Item I expenditures.

Supporting documentation for project improvements undertaken as Item 2 expenditures by the Boston Public Works Department in the last three years will be submitted with Part II of this application.

- c. Form H-6200, Project Cost Estimate and Financing Plan, Schedule 4, Public or Supporting Facilities.

Narratives supporting this form are submitted herewith and attached to this section as Exhibit A.

- d. Form H-6200, Project Cost Estimate and Financing Plan, Line A-6, Other Non-Cash Local Grants-In-Aid.

Narratives supporting this form are submitted herewith and attached to this section as Exhibit B.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Arrangements for
Local Grants-in-Aid

CODE NO. R-226(3)(a)

The provision of all local grants-in-aid will be the subject of cooperation agreements to be executed by the Authority and the City of Boston. Executed agreements will be submitted with Part II of the Application for Loan and Grant. Cooperation agreements with Section 112 donors will also be executed at that time. See Code No. R-226(3)(e)

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND Financing Grants-in-Aid
FINANCING REPORT:

CODE NO. R-226(3)(b)

The following is an explanation of the methods to be used in financing of the supporting facilities and project improvements to be provided for to the extent to which they serve the Fenway Urban Renewal Area.

Court House

A new court house will be constructed in the Washington Park Urban Renewal Area, Project No. Mass. R-24. Partial authorization for land acquisition and design was initiated in 1965 by an appropriation from the Sales of City Property Account in accordance with Chapter 44, Section 63, Massachusetts General Laws, and further appropriation will be made in 1966 for construction.

Police Station

A new police station will be constructed in the Washington Park Urban Renewal Area, Project No. Mass. R-24. A cash appropriation was made in 1965 for land acquisition and design, and remaining funds will be appropriated in 1966 under Chapter 44, Section 7, Massachusetts General Laws.

Fire Station #1

A new fire station will be constructed in the South Cove Urban Renewal Area, Project No. Mass. R-92. An appropriation was made from the Sales of City Property Account in accordance with Chapter 44, Section 63, Massachusetts General Laws for acquisition of land and design. An appropriation for construction will be made in 1966.

Fire Station #2

A new fire station will be constructed in the Parker Hill-Fenway GMRP Area, Project No. Mass. R-48(GN). Financing of this facility will be in accordance with Chapter 44, Massachusetts General Laws. No authorization has been sought to date.

Project Improvements

All project improvements are scheduled to be funded under the Project Federal Capital Grant.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Local Cash Grants-in-Aid CODE NO. R-226(3)(c)

No local cash grants-in-aid are required for this project.

APPLICATION FOR LOAN AND GRANT
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Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Non-Federal Borrowing

CODE NO. R-226(3)(d)

It is not anticipated that any non-Federal funds will be borrowed without
pledge of contract loan rights.

APPLICATION FOR LOAN AND GRANT
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Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Cooperation Agreements

CODE NO. R-226(3)(e)

Cooperation Agreements will be executed with Part II of the Application for Loan and Grant. The agreements will be executed between the Authority and the following entities:

1. Cooperation Agreement attached as Exhibit C

City of Boston

2. Cooperation Agreement. to be Drawn

Northeastern University

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Certification by Donors

CODE NO. R-226(3)(f)

The documentation certifying the completed improvements, facilities or site clearance work which have been provided by the City of Boston will be submitted with Part II of this application.

Documentation certifying the dates of acquisition for eligible Section 112 credits will also be submitted with Part II of this application.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
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Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Form H-6220, Project
Expenditures Budget

CODE NO. R-226(4)

Form H-6220, Project Expenditures Budget, is submitted herewith.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT EXPENDITURES BUDGET

PROJECT LOCATION

Boston, Massachusetts

PROJECT NAME

Fenway Urban Renewal Area

PROJECT NUMBER

Mass. R-

INSTRUCTIONS: Initial Budget: Prepare original and 8 copies for HHFA. Submit original and 4 copies in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HHFA.

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19 ____

Latest Approved Budget (No. _____), _____, 19 ____

LINE NO.	ACTIVITY CLASSIFICATION ¹	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR 60 MONTHS (c)	BUDGET APPROVED FOR MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	\$	\$	\$ 232,265	\$
2	PROJECT EXECUTION EXPENDITURES:				
	Administration:				
	a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)			850,000	
	b. Travel (R 1410.05)			See Line 2a	
	Office furniture and equipment (R 1475)			See Line 2a	
4	Legal services (R 1410.024, R 1415)			17,190	
5	Survey and planning (R 1410.021, R 1430)			0	
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)			133,049	
7a	Temporary operation of acquired property- Profit (-) or Loss (+) (R 1410.027, R 1448)			196,667	
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	[]	[]	[]	[]
8	Relocation costs, excluding Relocation Payments shown on Line 21 (R 1410.023, R 1443)			See Line 2a	
9	Site clearance-Proceeds (-) or Cost (+) (R 1410.025, R 1450)			437,200	
10	Project or site improvements (R 1410.026, R 1455)			4,861,350	
11	Disposal, lease, retention costs (R 1410.028, R 1445)			32,000	
12	Rehabilitation and conservation (R 1410.029, R 1460)			See Line 2a	
13	Interest (R 1420.013, R 1420.02)			255,000	
14	Other income (-) (R 1449)	(-)		(-) 200,000	(-)

¹ For a project on a three-fourths capital grant basis with limited project costs, enter zero on lines 1 through 8 and 12.



LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY LPA
		USE ONLY FOR REVISED BUDGET		PERIOD FOR WHICH REQUESTED 60 MONTHS (c)	
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
15	Subtotal (sum of Lines 2 through 14, excluding Line 7b)	\$	\$	\$ 6,582,456	\$
16	Contingencies (for Column (c), not to exceed 15% of Line 15)			500,000	
17	Real estate purchases (R 1440.01)			6,252,815	
18	Project inspection (R 1418)			94,846	
19	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 15, 16, 17, and 18)			13,430,117	
20	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 19)	\$	\$	\$ 13,662,382	\$
21	Relocation Payments 100% reimbursable to LPA (R 1501)	\$	\$	\$ 633,980	\$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Boston Redevelopment Authority

Local Public Agency

Date

Signature of Authorized Officer

Development Administrator

Title

HHFA APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19____.

Date

Regional Director of Urban Renewal, Region _____

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA	
	TOTAL COST	CHARGE TO PROJECT		%	AMOUNT
		%	AMOUNT		
Streets	\$1,429,000	100	\$ 1,429,000		\$
Parks and Plazas					
Back Bay Fens Refurbishment	850,000	100	850,000		
Symphony Plaza	203,000	100	203,000		
MBTA Improvements	275,000	100	275,000		
Other	66,000	100	66,000		
Street Lighting	474,500	100	474,500		
High Service Water	206,000	100	206,000		
Low Service Water	659,000	100	659,000		
Sewers and Drains	157,000	100	157,000		
Police and Fire Signals	25,000	100	25,000		
Traffic Control System	473,850	100	473,850		
Directional Signs	43,000	100	43,000		
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 4,861,350		\$

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Form H-6121, Data Supporting
Project Expenditure Budget

CODE NO. R-226(5)

Form H-6121, Data Supporting Project Expenditure Budget, is submitted
herewith.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

DATA SUPPORTING PROJECT EXPENDITURES BUDGET

Boston, Mass. 02108

Fenway Urban Renewal Area

Mass. R-

Accompanies Form H-6220 dated _____

LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT	TOTAL	
SURVEY AND PLANNING EXPENDITURES					
	R 1401; R 1402; R 1403;	Total estimated survey and planning costs other than interest	194,050		
	R 1420.011; R 1420.012	Interest on Federal advances	37,415		
	R 1420.02	Interest on other borrowed funds			
LINE 1 TOTAL				232,265	
ADMINISTRATION OFFICE FURNITURE AND EQUIPMENT LEGAL SERVICES					
Entries on these lines of Form H-6220 shall be supported by a narrative statement explaining the estimates and the basis of any proration of the costs to this project.					
SURVEY AND PLANNING					
Attach a narrative statement describing the nature of the survey and planning work, including reference to any previous HHFA approval for such work in the project execution stage.					
ACQUISITION EXPENSES					
	H 1410.022	LPA salaries and wages - Acquisition (from Form H-630)	See Line 2A		
	R 1440.02	Contracts for acquisition appraisals	33,300		
	R 1440.03	Option negotiations	57,879		
	R 1440.04	Title information	18,870		
	R 1440.05	Sundry acquisition costs - Direct Purchase	20,000		
	R 1440.06	Sundry acquisition costs - Condemnation	3,000		
LINE 6 TOTAL				133,049	
TEMPORARY OPERATION OF ACQUIRED PROPERTY					
	R 1410.027	LPA salaries and wages - Management (from Form H-630)	See Line 2A		
	R 1448.01	Gross income from temporary operation	304,032		
	CLASS OF LESSEE	NO. OF PROPERTIES	AVERAGE RENTAL	UNIT NOS. OF MGMT.	TOTAL INCOME
	Residential	109	\$ 358	654	\$ 234,132
	Commercial	25	250	150	37,500
	Industrial	3	800	18	14,400
	Institutional	10	300	60	18,000

* For a project on a three-fourths capital grant basis with limited project costs, enter zero on lines 1 through 8 and 12.

ACCOUNT		EXPLANATION		AMOUNT	
TEMPORARY OPERATION OF ACQUIRED PROPERTY					
R 1448.031:	Repairs and normal maintenance; janitorial services				
R 1448.032:	supplies and watchmen wages; fuel, light, heat; water				
R 1448.033:	and water rentals				
R 1448.035					\$ 91,210
R 1448.034	Insurance				16,000
R 1448.036	Real estate tax payments				388,689
R 1448.037	Management contracts				0
R 1448.038	Charges in lieu of real estate taxes				0
R 1448.039	Temporary on-site moves				4,800
LINE 7a TOTAL (R1448.01 minus other amounts; if income exceeds costs, show as minus amount)					\$ + 196,667
RELOCATION COSTS, EXCLUDING RELOCATION PAYMENTS SHOWN ON LINE 21					
R 1410.023	LPA salaries and wages - Relocation (from Form H-630)				\$ See Line 2A
R 1443.01	Contracts for relocation planning and execution				N. A.
LINE 8 TOTAL					\$ N. A.
SITE CLEARANCE					
R 1410.025	LPA salaries and wages - Site Clearance (from Form H-630)				\$ See Line 2A
R 1450	Contracts for preparation of contract documents				0
Net cost (+) or proceeds (-) of site clearance work, exclusive of above amounts				(+)	437,200
Buildings and other structures				(+) \$	437,200
Sidewalks and pavements				()	
Capping of utility lines				()	
				()	
				()	
(Minus) Total credits for salvage and structures sold, if work will be done by LPA force account or if such credits are calculated separately for contract work				(-)	
Site clearance work will be performed by					
<input type="checkbox"/> LPA force account <input checked="" type="checkbox"/> Contract					
Attach a narrative statement giving the sources and basis of estimates, including identification of any work involving unusually high costs.					
LINE 9 TOTAL					\$ 437,200
PROJECT IMPROVEMENTS					
R 1410.026	LPA salaries and wages - Project Improvements (from Form H-630)				\$ See Line 2A
R 1455	Contracts for preparation of contract documents				0
Project Improvements (from Form H-622), Supporting Schedule					4,861,350
Attach a narrative statement giving the sources and basis of estimates of project improvements, or referring to such data in the accompanying Project Improvements Report.					
LINE 10 TOTAL					\$ 4,861,350

LINE NO.	ACCOUNT NUMBER	EXPLANATION	CHARGEABLE					
11		DISPOSAL, LEASE, RETENTION COSTS						
	R 1410.028	LPA salaries and wages - Disposition (from Form H-630)	\$ See Line 21					
	R 1445.01	Disposition appraisals, boundary surveys, and maps	30,000					
	R 1445.02	Commissions and fees	0					
	R 1445.03	Sundry disposition costs	2,000					
		LINE 11 TOTAL		\$ 32,000				
12		REHABILITATION AND CONSERVATION						
	R 1410.029	LPA salaries and wages - Rehabilitation and Conservation (from Form H-630)	\$ See Line 21					
	R 1460	Contracts for technical and administrative services for rehabilitation and conservation program	N.A.					
		Attach a narrative statement giving the sources and basis of estimates of the above amounts.						
		LINE 12 TOTAL		\$ N.A.				
13		INTEREST						
		Attach a narrative statement giving the sources and basis of estimates of interest costs.						
14		OTHER INCOME						
	R 1449	Source of LPA income other than covered in Line 7a or 9						
		Investments of project expenditures accounts and	\$					
		project temporary loan repayment fund in short						
		term government securities over the five year						
		project execution period.	200,000					
		LINE 14 TOTAL		\$ 200,000				
17		REAL ESTATE PURCHASES						
		Attach a narrative statement giving a justification for the estimate for real estate purchases, including reference to appraisal reports and breakdown of estimated acquisition cost showing separately estimates for project land and compensation for consequential damage, if any, to real or personal property that is not to be acquired. Also include a schedule showing, on a quarterly basis, the proposed land acquisition activity for each segment of the project.						
21	R 1501	RELOCATION PAYMENTS 100% REIMBURSABLE TO LPA						
		REIMBURSEMENT FOR MOVING EXPENSES & ACTUAL DIRECT LOSS OF PROPERTY	RELOCATION ADJUST. PAYMENTS AND SMALL BUS. DISPLACEMENT PAYMENTS	TOTAL				
	CLASS OF PAYEE	ESTIMATED NUMBER TO RECEIVE PAYMENTS	ESTIMATED AVERAGE AMOUNT	ESTIMATED TOTAL PAYMENTS	(Col. 1d) plus Col. (g))			
	(a)	(b)	(c)	(d)	(e)			
	Individuals	452	\$ 40	\$ 18,080	150	\$ 300	\$ 45,000	\$ 63,080
	Families	370	150	55,500	123	300	36,900	92,400
	Business concerns	137	3,000	411,000	45	1,500	67,500	478,500
				LINE 21 TOTAL				\$ 633,980

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND Form H-6200, Schedule 4
FINANCING REPORT: Supporting Facilities

CODE NO. R-226
Exhibit A

Court House

The Real Property Department has indicated that a new court house will be constructed in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The estimated cost of this facility is \$2,250,000. Based upon the proportion of the estimated 1970 population located within the Fenway Urban Renewal Area to the total estimated 1970 population serviced by this facility, the grant-in-aid credit claimed for the court house is calculated as follows:

$$0.136 \times \$2,250,000 = \$306,000$$

Police Station

The Boston Police Department has indicated that a new police station will be constructed in the Washington Park Urban Renewal Area, Project No. Mass. R-24. The estimated cost of this facility is \$700,000. Based on that proportion of the service area which is located within the Fenway Urban Renewal Area to that total area serviced by this facility, the grant-in-aid credit claimed for the police station is calculated as follows:

$$0.103 \times \$700,000 = \$72,100$$

Fire Station #1

The Boston Fire Department has indicated that a new fire station will be constructed in the South Cove Urban Renewal Area, Project No. Mass. R-92. The estimated cost of this facility is \$450,000. Based on that proportion of the service area which is located within the Fenway Urban Renewal Area to the total area serviced by this facility, the grant-in-aid credit claimed for the fire station #1 is calculated as follows:

$$0.163 \times \$450,000 = \$73,400$$



Fire Station #2

The Boston Fire Department has indicated that a new fire station will be constructed in the Back Bay Fens area of the Parker Hill-Fenway GNRFP area, Project No. Mass. R-48 (GN). The estimated cost of this facility is \$450,000. Based on that proportion of the service area which is located within the Fenway Urban Renewal Area to the total area serviced by this facility, the grant-in-aid credit claimed for fire station #2 is calculated as follows:

$$0.25 \times \$450,000 = \$112,500$$



APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND	Institutional Expenditures	CODE NO. R-226
FINANCING REPORT:	Under Section 112 of Title I	Exhibit B

Twelve donor institutions consisting of four hospitals and eight educational institutions are eligible to make non-cash local grants-in-aid for their expenditures for land acquisition, demolition, and relocation; the project qualifies as a Category VII, College, University or Hospital Project and the institutions are eligible donors under the provisions of Section 112 of Title I of the National Housing Act. (See Code No. R-212(4) and R-212(5).)

A. Eligible Donor Definition

See Code No. R-212(4).

B. Timing of Expenditures

The expenditures claimed on Form H-6200 as non-cash grants-in-aid include actual expenditures made within the seven year time limit prior to the estimated authorization date of a contract for loan and grant and expenditures to be made during the project execution stage.

C. Eligible Expenditures

The Boston Redevelopment Authority will submit a certified statement that the expenditures made by eligible donors are within the Urban Renewal Administration requirements for allowable non-cash grants-in-aid. The present and potential expenditures estimated for credit are direct costs for the acquisition and demolition of property incurred by the following institutions in the Fenway Urban Renewal Area:



112 CREDIT REPORT
As of Nov. 5, 1965

<u>Eligible Donor</u>	<u>112 Credits</u>
Beth Israel Hospital	\$ 210,000
Boston Conservatory of Music	383,000
Children's Cancer Research Foundation	550,000
Children's Hospital Medical Center	628,000
Emmanuel College	850,000
Foundation for Research on the Nervous System	250,000
Harvard Medical School	3,365,000
School of Dental Medicine	
School of Public Health	
New England Conservatory of Music	15,000
Northeastern University	7,584,500
Peter Bent Brigham Hospital	240,000
Wentworth Institute	35,000
Wheelock College	<u>640,000</u>
<u>TOTAL</u>	<u>\$14,750,500</u>

D. Certification of Information

The Boston Redevelopment Authority will submit sufficient certification to the Urban Renewal Administration to justify actual expenditures and estimates of expenditures by donors as eligible non-cash local grants-in-aid, including:

1. Evidence that the Boston City Council has determined that the project will promote the public welfare and proper development of the City, by making land available for disposition to eligible institutions for redevelopment in accordance with the uses specified in the Urban Renewal Plan.
2. Evidence that the donors are eligible, including a certified copy of the articles of incorporation of each institution and, if appropriate, a certified copy of the Tax Exemption Certificate issued by the Internal Revenue Service.
3. Identification of all properties, for which credit is being claimed, in sufficient detail to establish their location in relation to the project area; and certification that the use of the properties does or will constitute an eligible educational or hospital use.

4. Certification by the donor that the expenditures have been within the seven year period prior to the authorization date of a contract for Loan and Grant.
5. Certification by the donor that all properties acquired during the project execution stage as non-cash local grants-in-aid credit are located within the project area boundaries.
6. Evidence in connection with proposed non-cash local grants-in-aid, that the donor has, or will have, financial resources to cover the proposed expenditures.
7. Cooperation Agreement between the Boston Redevelopment Authority and each donor establishing that the proposed expenditures will be made within the project execution period.
8. Disposition Agreement executed between the Boston Redevelopment Authority and each donor that disposal and redevelopment of land will be for non-profit institutional uses.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCE REPORT:

Cooperation Agreement

CODE NO. R-226
Exhibit C

A proposed form of Cooperation Agreement between the City of Boston and the Boston Redevelopment Authority follows:

COOPERATION AGREEMENT

by and between

CITY OF BOSTON and BOSTON REDEVELOPMENT AUTHORITY

with respect to

THE FENWAY URBAN RENEWAL AREA

THIS COOPERATION AGREEMENT, entered into as of the day of , 1965, by and between the CITY OF BOSTON, a municipal corporation of the Commonwealth of Massachusetts (hereinafter referred to as the "City") and the BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate created under the laws of said Commonwealth (hereinafter referred to as the "Authority").

WITNESSETH THAT:

WHEREAS, the Authority has adopted an Urban Renewal Plan (hereinafter referred to as the "Plan") for the Fenway Urban Renewal Project, No. Mass. R- (hereinafter referred to as the "Project"), in the City of Boston, and said Plan has been approved by the Mayor and the City Council of the City of Boston; and

WHEREAS, the Plan provides for the acquisition, demolition and removal, or rehabilitation of structures in the area covered by said Project (hereinafter referred to as the "Project Area"), the installation of site improvements and public facilities, and the disposition of land in the Project Area for uses in accordance with the Plan; and

WHEREAS, the Authority will need financial assistance from the United States of America, acting by and through the Housing and Home Finance Agency



(hereinafter referred to as the "HHFA") under Title I of the Housing Act of 1949, as amended (hereinafter referred to as "Title I"), and also local grants-in-aid in order to carry out and complete the Project; and

WHEREAS, under Title I such local grants-in-aid may consist of, among other things, cash grants; donations, at cash value, of certain real property (exclusive of land in streets, alleys, and other public rights-of-way which may be vacated in connection with the Project) in the Project Area; certain demolition, removal, or other work or improvements in the Project Area, at the cost thereof; certain expenditures made by educational and medical institutions; and the provision, at their cost, of public buildings or other public facilities which are necessary for carrying out the urban renewal objectives of the Project in accordance with the Plan; and

WHEREAS, the Authority has applied to HHFA for financial assistance under Title I in the form of a loan and grant;

NOW, THEREFORE, in consideration of the benefits to accrue to the City from the carrying out of the Project and of the mutual covenants herein contained and for other good and valuable consideration, the parties do hereby covenant and agree as follows:

(1) To help defray the cost of the Project, the Authority will comply with all necessary conditions, statutory or otherwise, to obtain a capital grant from HHFA under Section 103 of Title I in the maximum amount allowed by law.

(2) The Authority will undertake the Project in accordance with the Plan and will commence and carry out within a reasonable time each successive phase of the Project as funds are made available.

(3) The City will make such local grants-in-aid to the Authority in a total amount which, when added to the local grants-in-aid provided to this Project on account of undertakings by any other entity and the local grants-in-aid assigned by the Authority to this Project from other projects of the Authority, will equal one-third of the actual net project cost of this Project as finally determined and approved by HHFA, which one-third is currently estimated at .

(4) After the execution of a loan and grant contract between the Authority and HHFA providing for such financial assistance, the City, acting by the appropriate department thereof, or such other appropriate agency as the Mayor may approve, upon request by the Authority, and, where applicable, after the dedication and laying out of appropriate streets and public ways, and the dedication or conveyance of land for parks, playgrounds, or other public open space in accordance with the Plan, will commence construction of, and thereafter diligently prosecute to completion, the improvements as required by the Plan for the Project in accordance with a schedule to be established by the Mayor and the Development Administrator of the Authority, and to be submitted to such appropriate department, or officer thereof, of the City or the appropriate agency approved by the Mayor.

Such improvements shall consist of streets, parks, playgrounds, plazas, street trees, street and park lighting, high service water, low service water, surface drainage and sanitary sewer, police signal, fire alarm system, traffic control system, and street, traffic and directional signs. The nature and location of such improvements are to be determined by reference to the Plan



for the Project, and the description thereof by reference to the Project Improvements Report and other supporting documentation, which are part of the aforesaid application to HHFA.

(5) After the execution of said loan and grant contract, the City, acting by its Mayor, will recommend to the proper public agency, board or officer that, upon the conveyance or dedication of the land therefor, the public facilities consisting of _____ required under the Plan and described in the supporting documentation which is part of the application to HHFA for said loan and grant contract and such other public improvements as may be undertaken as part of the Project be constructed in accordance with a schedule to be established by the Mayor and the Development Administrator of the Authority and to be submitted to such agency, board or officer.

(6) After the execution of said loan and grant contract, the City may donate to the Authority any real property (exclusive of land in streets, alleys and other public rights-of-way which may be vacated in connection with the Project) owned by the City which is designated "Property to be "Acquired" on Map 1 attached to the Plan and entitled "Property Map", and such property at the cash value thereof shall be considered as a local grant-in-aid by the City to the Project. Any real property owned by the City and which is so designated on said map, but which is not so donated, may be acquired at fair value by the Authority, provided that the amount of the purchase price shall be subject to HHFA concurrence.



(7) (a) If the City, acting by the Mayor or the appropriate department thereof, should fail to construct any of the improvements set forth in paragraph 4 above, in accordance with such paragraph, then the City shall, upon demand by the Authority, pay to the Authority the cost of each item of work or portion thereof, to which such failure relates, which cost shall be the amount contained in the Project Improvements Report and other supporting documentation to the application for said loan and grant contract referred to in paragraph 4, and such amount paid to the Authority shall be considered as a cash local grant-in-aid by the City to the Project.

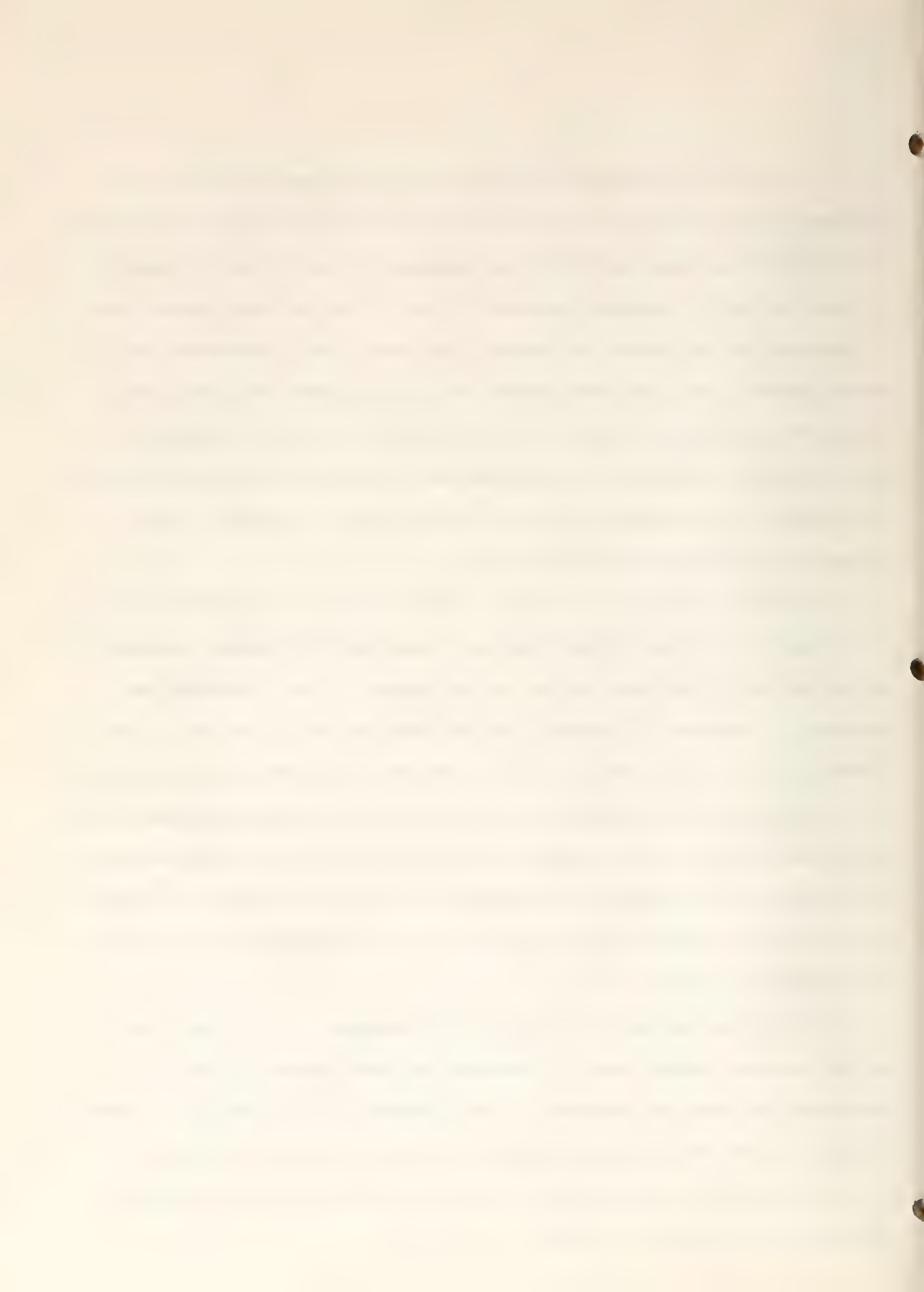
(b) If the facilities set forth in paragraph 5 above are not constructed pursuant to the recommendation of the Mayor and the schedule referred to in said paragraph 5, then the City shall, upon demand by the Authority, pay to the Authority the cost of each such facility listed in paragraph 5, not so constructed, which cost shall be the amount contained in the supporting documentation to the application for the loan and grant contract referred to in paragraph 5, and such amount paid to the Authority shall be considered as a cash local grant-in-aid by the City to the Project.

(8) (a) If, during the course of the Project, revised estimates of net project cost are determined and approved by HHFA which make necessary additional local grants-in-aid to the Project, the City will, upon demand by the Authority, pay to the Authority such amounts of money as will, together with all other local grants-in-aid made or to be made to the Project in accordance with the previously approved estimate of net project costs, total one-third of such revised estimate of net project cost.

(b) Upon completion of the Project by the Authority and the final determination and approval as aforesaid of the actual net project cost thereof, the City will make such additional cash payment, if any, as may be necessary to bring the total local grants-in-aid for the Project up to an amount equal to one-third of said actual net project cost as so finally determined and approved, and if, upon such final determination and approval the local grants-in-aid theretofore made to the Project shall total an amount in excess of one-third of said actual net project cost as so finally determined and approved, such portion of the excess as was paid in cash shall be refunded, without interest, by the Authority to the City.

(9) The City, acting by its Mayor, will recommend to the proper board or officer the vacating of such streets, alleys, and other public rights-of-way within the Project Area as may, in the judgment of the Authority, be necessary or desirable in carrying out the Plan, and the laying out as public streets or ways of all streets and ways, with their adjacent sidewalks, within the Project Area in accordance with the Plan; and the Authority further agrees not to sue the City for any damages for any such vacating or laying out; and the Authority further agrees to reimburse the City for any damages recovered by others under Chapter 79 of the General Laws of Massachusetts, as amended, for such vacating or laying out.

(10) The City, acting by its Mayor, will recommend to the proper boards or officers such action as may be necessary to waive change, or modify, to the extent necessary or desirable, in the judgment of the Authority, to permit carrying out the Project, the statutes, ordinances, rules and regulations regulating land use in Boston and prescribing health, sanitation and safety standards for buildings in Boston.



(11) The Authority recognizes that the City, in accordance with Section 26R of Chapter 121, may require payments in lieu of taxes, betterments and special assessments on all property held by the Authority as part of the Project. The City hereby agrees that if such payments are required pursuant to said Section 26R they shall not be required in excess of the amount of such payments eligible as project costs under the applicable regulations of the HHFA in effect from time to time, and further agrees that any such payments required will be based upon assessments in the tax year during which the property is acquired by the Authority.

(12) The City shall continue to maintain the "workable program" heretofore adopted by it, and shall cooperate with the Authority in such other lawful actions and in such other lawful ways as may be necessary in connection with the undertaking and carrying out of the Project in all its phases, including the relocation of families to be displaced from the Project Area.

(13) The City will take steps appropriate to assure that no member of its governing body and no other City official who exercises any functions or responsibilities in the review or approval of the Project shall, prior to the completion of the Project, voluntarily acquire any personal interest, direct or indirect, in any property included in the Project Area, or in any contract or proposed contract in connection with the carrying out of the Project.

(14) The City, recognizing that Title VI of the Civil Rights Act of 1964 and the regulations and policies of HHFA effectuating the Title prohibit discrimination on the ground of race, color, or national origin in the use of any public facility claimed for credit to the locality's share of the cost



of an urban renewal project receiving financial assistance from the United States, agrees that each public facility provided as a non-cash local grant-in-aid hereunder will be available to and serve all persons without regard to race, color, or national origin.

(15) This Agreement shall take effect as a sealed instrument.

IN WITNESS WHEREOF, the City of Boston and the Boston Redevelopment Authority have respectively caused this agreement to be duly executed as of the day and year first above written.

CITY OF BOSTON

ATTEST:

City Clerk

By: _____
Mayor

ATTEST:

BOSTON REDEVELOPMENT AUTHORITY

Secretary

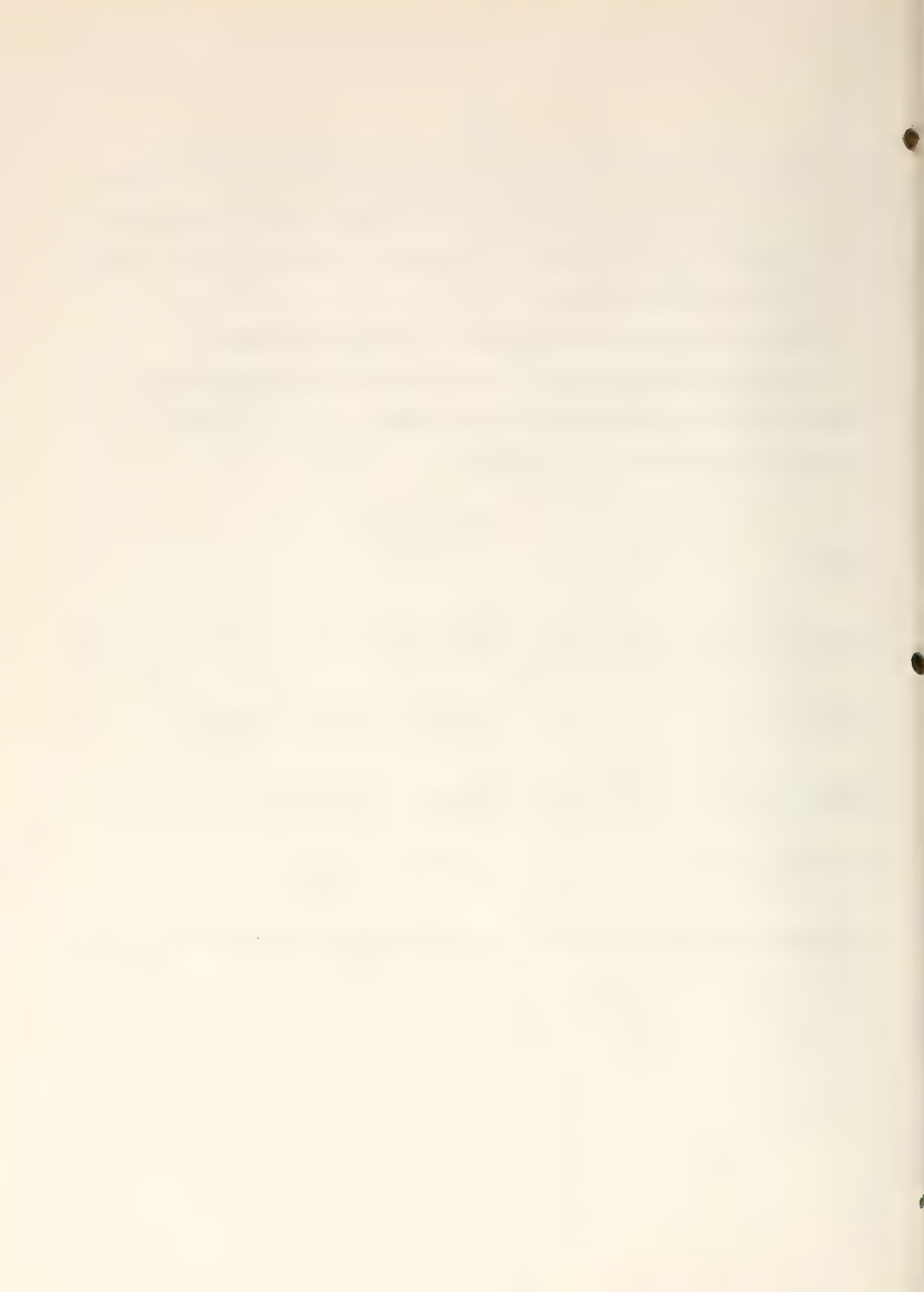
By: _____
Chairman

Approved as to form:

Approved as to form:

Corporation Counsel

General Counsel



APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND
FINANCING REPORT:

Narrative to Form H-6121

CODE NO. R-226
Exhibit D

1. General Neighborhood Renewal Plan Costs, R 1403

The Fenway Urban Renewal Area is the first project to be undertaken within the Parker Hill-Fenway GNRP (Mass. Project No. R-48). The contract for advance for the Parker Hill-Fenway GNRP is \$194,850. In accordance with the Urban Renewal Manual, Chapter 43-4, the advance for the GNRP is to be repaid out of funds which become available for the first urban renewal project in the GNRP area. The total cost of the advance, interest included, is estimated at \$232,265.

Total: \$232,265

2. (a) Administration

In preparing estimates of administrative expense for inclusion in Form H-6220, Project Expenditures Budget, the revised methods set forth in the Annual Administrative Expense Budgetary System for Local Public Agencies, April 1964, were followed.

Since the Fenway Urban Renewal Area is a project involving predominately conservation and rehabilitation activities, 15 percent or \$1,756,544 of the aggregate of Lines 4 through 14, and Line 17 of the Form H-6220 is allowable for Project Administration in Line 2(a) of said form. However, the total budgeted is 7.27 percent of these lines.

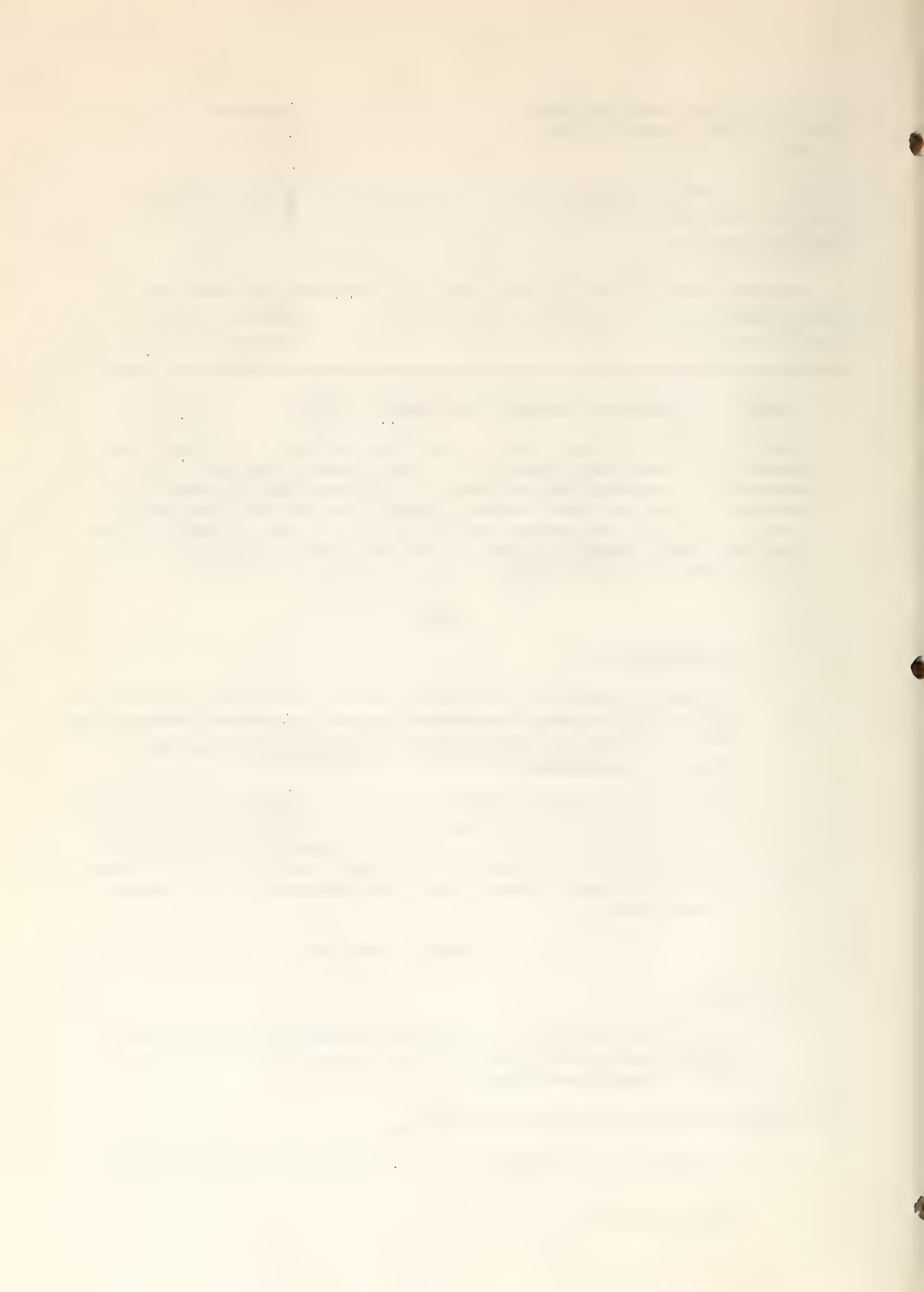
Total: \$850,000

(b) Travel

In accordance with provisions of the document cited in Item 2, Administration, above, no entry was made in Line 2(b) of the Project Expenditures Budget.

3. Office Furniture and Equipment, R 1475

In accordance with the document cited in Item 2(a), Administration,



above, no entry was made in Line 3 of the Project Expenditures Budget.

4. Legal Services, R 1415

- | | |
|---|-----------------|
| (a) Special Council for Litigation
\$50/day for 20 days/year x 5 years: | \$ 5,000 |
| (b) Based on previous experience, 20 percent
of all parcels to be acquired will require
litigation
115 parcels x 20% x \$530/parcel average: | <u>\$12,190</u> |
| Total Legal Services: | \$17,190 |

5. Survey and Planning, R 1430

0

6. Acquisition Expenses, R 1440

- | | |
|---|--------------|
| (a) 111 first acquisition appraisals at \$150,
R 1440.02 | \$16,650 |
| (b) 111second acquisition appraisals at \$150,
R 1440.02 | 16,650 |
| (c) 109option negotion services at \$531,
R 1440.03 | 57,879 |
| (d) Title information for 111 at \$170,
R 1440.04 | 18,870 |
| (e) Sundry acquisition costs-direct purchase,
R 1440.05 | 20,000 |
| (f) Sundry acquisition costs--condemnation,
R 1440.06 | <u>3,000</u> |
| Total Acquisition Expenses: | \$133,049 |

7.a Temporary Operation of Acquired Property, R 1448

- | | |
|--|-----------|
| (a) Gross income from temporary operation,
R 1448.01 | \$304,032 |
| (b) Repairs, wages (janitor, etc.), fuel, light,
power, sewerage and water rentals, R 1448.03 | 91,210 |
| (c) Insurance, R 1448.03 | 16,000 |
| (d) Real estate payments, R 1448.034 | 388,689 |

- (e) Temporary on-site moves:
R 1448.039

\$ 4,800

Total Loss Temporary Operation
of Acquired Properties: + \$ 196,667

8. Relocation Costs, R 1443

Not applicable.

9. Site Clearance, R 1450

Demolition of structures, R 1480.02 over 14
million cubic feet at plus \$0.045 per cubic
foot based upon Boston Redevelopment Authority .
Engineering Department Experience:

Total Site Clearance: \$ 437,200

10. Project Improvements, R 1455

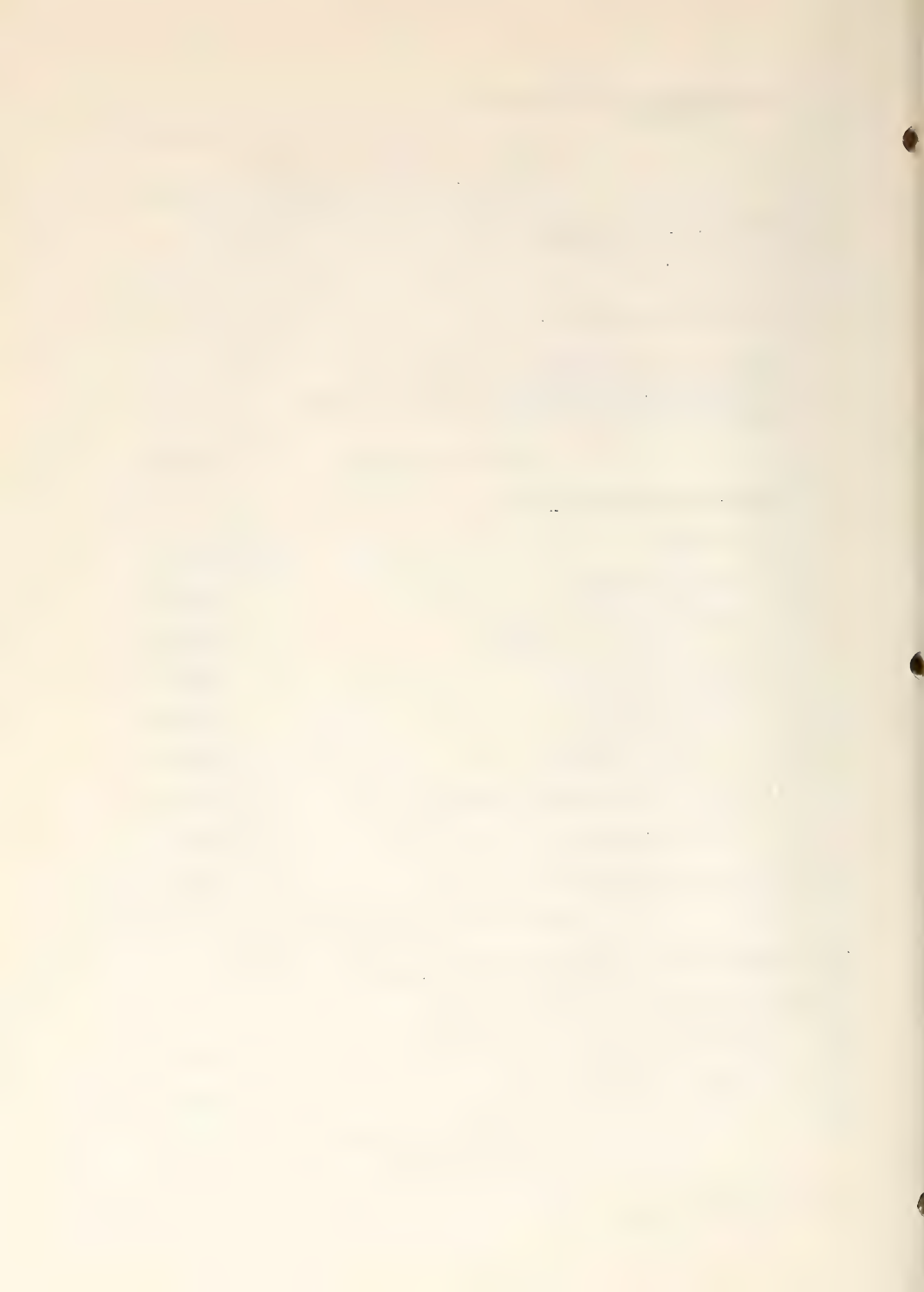
(a) Streets	\$ 1,429,000
(b) Parks and plazas	1,394,000
(c) Street and park lighting	474,500
(d) High service water	206,000
(e) Low service water	659,000
(f) Sewers and drains	157,000
(g) Police and fire signal systems	25,000
(h) Traffic control	473,850
(i) Directional signals	<u>43,000</u>

Total Project Improvements: \$ 4,861,350

11. Disposal, Lease and Retention Costs, R 1445

(a) Real estate appraisals \$10,000	
Disposal maps and parcel plates \$20,000	
R 1445.01	\$ 30,000
(b) Sundry disposition costs, R 1445.03	<u>2,000</u>

Total Disposal, Lease
and Retention Costs: \$ 32,000



12. Rehabilitation and Conservation, R 1460

Not applicable.

13. Interest, R 1420.013

The following table estimates the . anticipated borrowing and repayment schedule which forms the basis for the anticipated interest expense.

Month/Year	Loans *		Time	Rate	Amount of Interest	Deposits into Repayment Fund*
	New-Outstanding					
July, 1966	2. - 2.		12 mos.	1.5%	\$30,000	-
July, 1967	3. - 5.		12 mos.	1.5%	75,000	4.
July, 1968	4. - 5.		12 mos.	1.5%	75,000	4.
July, 1969	3. - 4.		12 mos.	1.5%	60,000	4.
July, 1970	1. - 1.		12 mos.	1.5%	<u>15,000</u>	1.

\$255,000

* In million dollars

14. Real Estate Purchases, R 1440

The acquisition appraisals for the Fenway Urban Renewal Area have been prepared to provide an estimate of property acquisition cost by the Fenway staff of the Boston Redevelopment Authority and concurred upon by the Real Estate Section at the Boston Redevelopment Authority. The real estate acquisition costs are estimated at \$6,252,815

Total Real Estate Purchases: \$6,252,815

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA: Resolution of Boston Redevelopment CODE NO. R-231(1)
Authority Authorizing Filing of
Application

Resolution of Boston Redevelopment Authority Authorizing the
Filing of an Application for Loan and Grant for the
Fenway Urban Renewal Area

WHEREAS, it is necessary and in the public interest that the Boston Redevelopment Authority avail itself of the financial assistance provided by Title I of the Housing Act of 1949, as amended, to carry out the urban renewal project described as the Fenway Urban Renewal Area, hereinafter referred to as the "Project"; and

WHEREAS, it is recognized that the Federal contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the Boston Redevelopment Authority and will require among other things: (1) the provision of local grants-in-aid; (2) a feasible method for the relocation of families displaced from the Project Area, and (3) other local obligations and responsibilities in connection with the undertaking and carrying out of urban renewal projects;

WHEREAS, the members of the Boston Redevelopment Authority are cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Housing and Home Finance Agency effectuating that Title, provide that no person shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the Boston Redevelopment Authority with regulations of the Housing and Home Finance Agency effectuating Title VI of the Civil Rights Act of 1964.

2. That an Application on behalf of the Boston Redevelopment Authority for a loan under Section 102(a) of said Title I in the amount of \$14,296,362 and for a Project Capital Grant and a Relocation Grant to the full amount available for undertaking and financing the Project is hereby approved, and that the Development Administrator is hereby authorized and directed to execute and to file such Application with the Housing and Home Finance Agency, to provide such additional information and to furnish such documents as may be required in behalf of said Agency, and to act as the authorized correspondent of the Boston Redevelopment Authority.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA: Opinion of LPA Counsel Respecting
Application for Loan and Grant

CODE NO. R-231(2)

Boston Redevelopment Authority
1108 City Hall Annex
Boston, Massachusetts

Re: Application for Loan and Grant, Fenway Urban Renewal Area,
Project No. Mass. R- Boston, Massachusetts

Gentlemen:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority (hereinafter referred to as the "Local Public Agency") in the above identified project, my opinion, including certain factual statements requested by the Housing and Home Finance Agency, is as follows:

1. I have reviewed the Legal Information submitted on HHFA Forms H-6103A and H-6103B, reference to which is incorporated herewith in Code No. R-231(7); I have made an examination of applicable State law and am of the opinion that since the date of the submission of said Legal Information, there has not been any court decision, statutory or constitutional enactment, or any revision or amendment of any State or local law requiring any change or supplementation of the Legal Information submitted as aforesaid, and that the said Legal Information as of the date of this opinion is, to the best of my knowledge and belief, true and correct.

2. I have reviewed the Application for Loan and Grant, dated _____ 1965 and approved by the Local Public Agency on _____ 1965, for Project No. Mass. R- including particularly the data and information relating to (a) the size and character of the proposed project area, (b) the proposed project, (c) the activities to be undertaken by the Local Public Agency in carrying out the proposed project, and (d) the proposed method of financing the project.

3. To the best of my knowledge, there is no pending or threatened litigation of any kind concerning said project.



4. I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, carry out, and finance the project and project activities described in the application in the manner set forth therein after completion of the following actions:

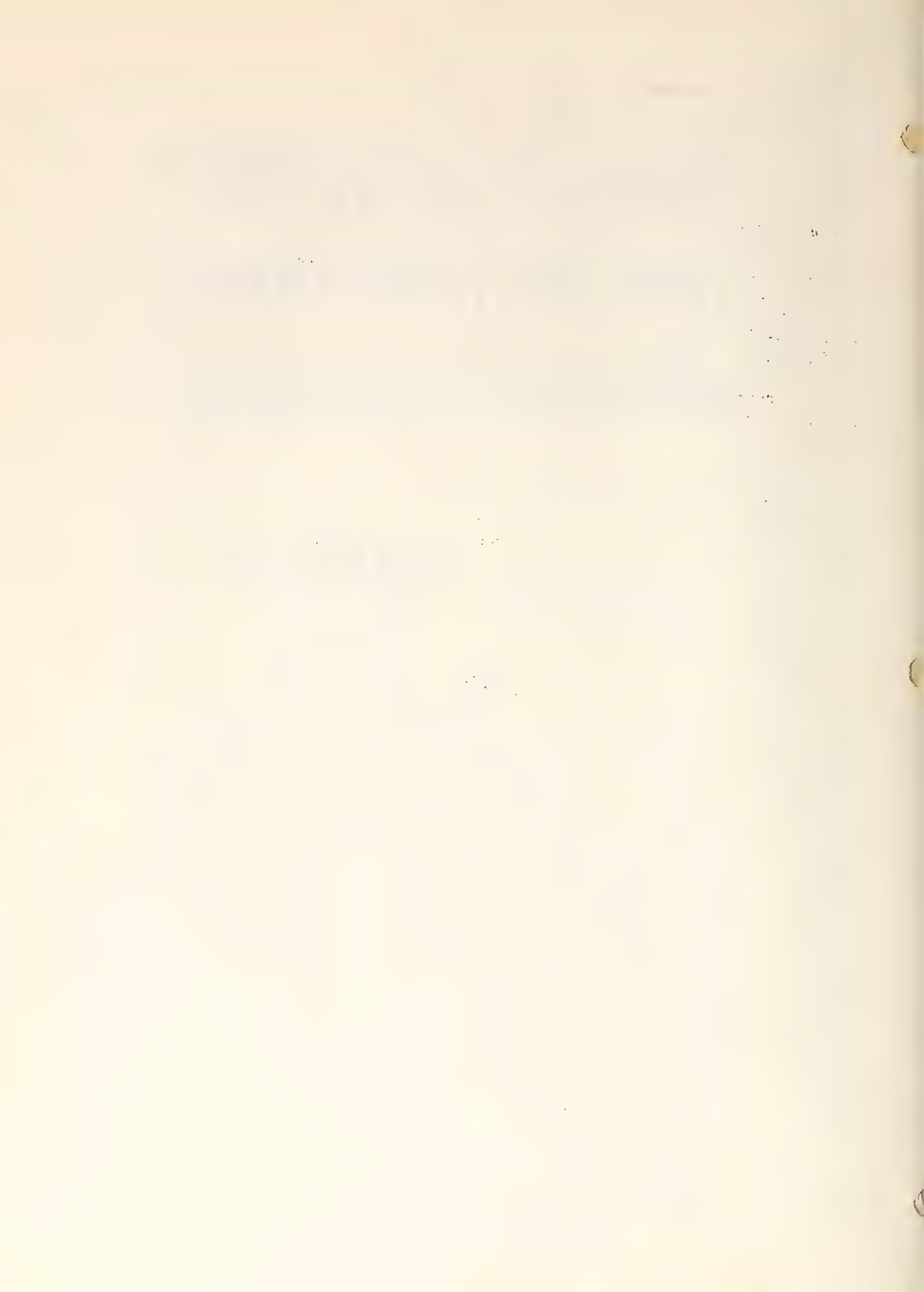
- (a) Resolution of the Authority determining to undertake the project;
- (b) Specific finding by the Authority pursuant to Chapter 652 of the Acts of 1960, that the plan is based upon a local survey and conforms to a comprehensive plan for the locality as a whole;
- (c) Execution of a Cooperation Agreement between the City of Boston and the Authority and approval by the Mayor and City Council by appropriate resolution after due notice and public hearing;
- (d) Execution of a Disposition Agreement between the Boston Redevelopment Authority and each eligible donor within the meaning of Section 112 of Title I of the Housing Act of 1949, as amended, establishing that the disposal and redevelopment of land will be for non-profit institutional uses;
- (e) Execution of a Cooperation Agreement between the Boston Redevelopment Authority and each eligible donor within the meaning of Section 112 of Title I of the Housing Act of 1949, as amended, obligating the institutions to make the proposed expenditures within the execution period and to deliver the necessary certification and supporting data;
- (f) Approval of the Division of Urban Renewal of the Department of Commerce and Development of the Commonwealth of Massachusetts;
- (g) Compliance by the City of Boston to the extent necessary with Section 26DD of Chapter 121 of the General Laws of Massachusetts;
- (h) Posting of security for Eminent Domain Taking to the satisfaction of the Mayor pursuant to Chapter 79 and Chapter 121 of the General Laws of Massachusetts;
- (i) Adoption of an Order of Taking by the Authority;
- (j) Filing of Order of Taking at Registry of Deeds, County of Suffolk, Commonwealth of Massachusetts.

5. I am of the further opinion, on the basis of the data and information

submitted in support of the application:

- (a) That the proposed project area meets the requirements of State Law, particularly Sections 26JJ, 26KK, 26WW, 26YY, 26ZZ of Chapter 121 of the General Laws of Massachusetts, for undertaking the proposed project activities and carrying out the proposed project therein.
- (b) That the proposed project area is contemplated within the meaning of Section 112 of Title 1 of the Housing Act of 1949, as amended, as a College, University or Hospital area.
- (c) That the project and project activities described in the application are consistent with the Urban Renewal Plan which has been prepared for the proposed project area.

John C. Conley
General Counsel



APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA:

Opinion of LPA Counsel
Respecting Urban Renewal Plan

CODE NO. R-231(3)

Mr. Charles J. Horan
Director of Urban Renewal
Region I
Housing and Home Finance Agency
346 Broadway
New York 13, New York

Re: Urban Renewal Plan for Fenway Urban Renewal Area
Project No. Mass. R- Boston, Massachusetts

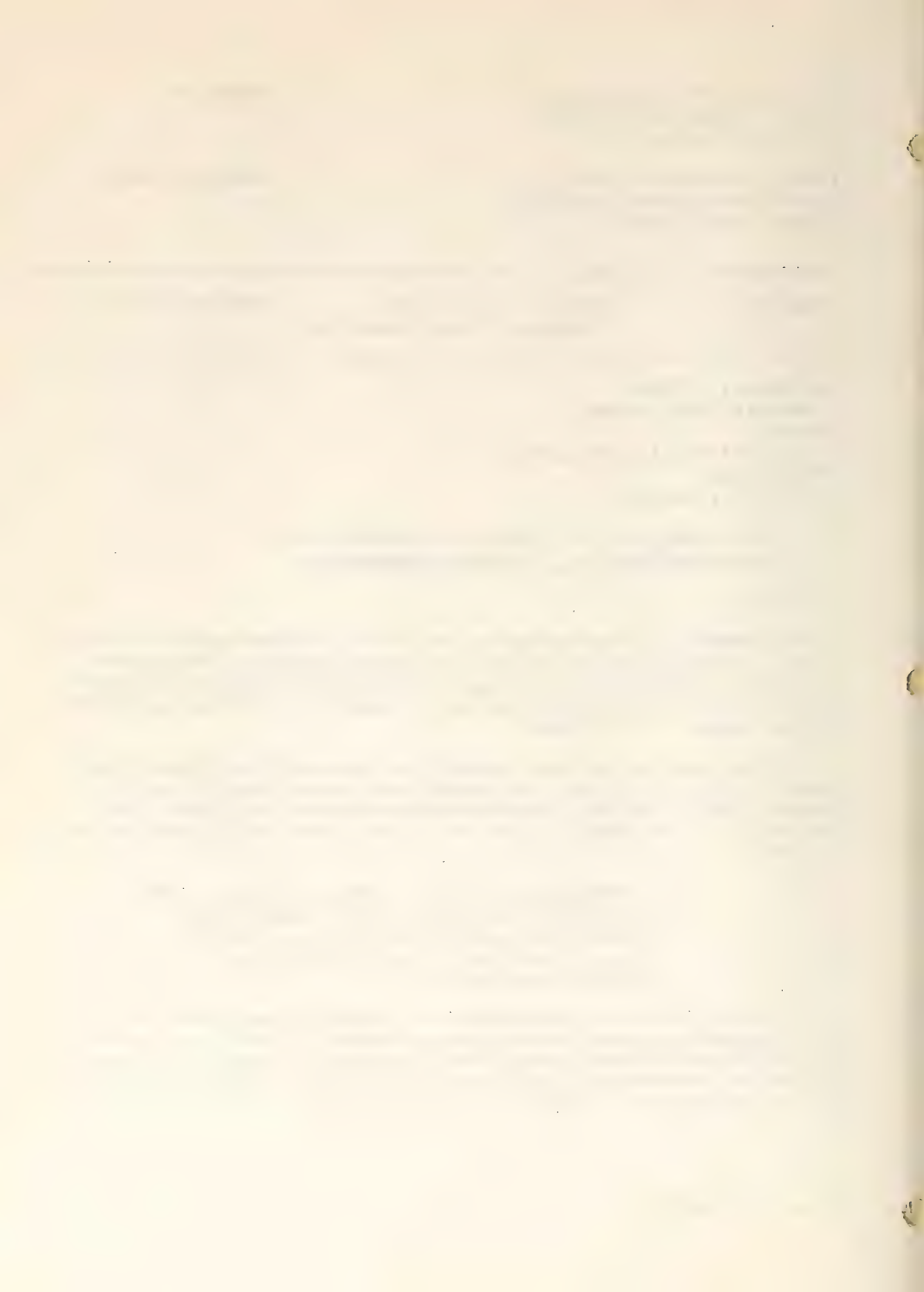
Dear Sir:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts. As counsel for the Boston Redevelopment Authority (hereinafter referred to as the "Local Public Agency") in the above-identified project, my opinion, including factual statements requested by the Housing and Home Finance Agency, is as follows:

1. I have examined the Urban Renewal Plan prepared by the Boston Redevelopment Authority relating to the Fenway Urban Renewal Area in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, (hereinafter referred to as the "Plan"), which Plan is more specifically identified as follows:

A mimeographed document dated _____ 1965
entitled, "Urban Renewal Plan - Fenway Urban
Renewal Area", consisting of _____ pages and
_____ exhibits, for the project area in the
aforementioned project.

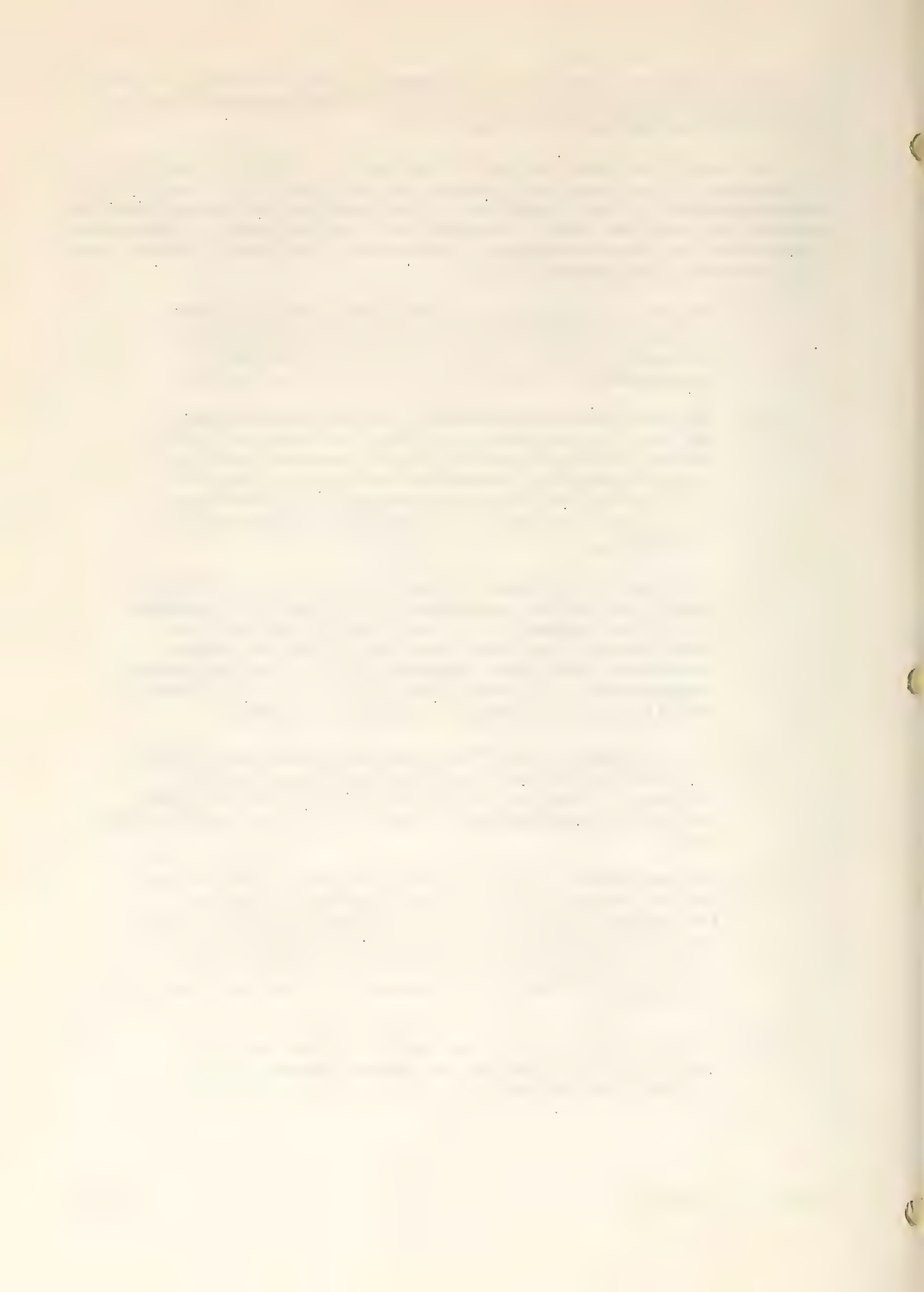
2. The Plan in form and substance is in accord with applicable law. The Plan, when duly approved by the Mayor and Council of the City of Boston and by the Division of Urban Renewal of the Department of Commerce and Development of the Commonwealth of Massachusetts, will be a valid Plan, meeting all the requirements of State and local law and Title I of the Housing Act



of 1949, as amended. The Plan is reasonably clear, definite, and unambiguous and does not provide for any illegal discriminatory action or illegal preferential action or requirement.

3. The territorial area covered by the Plan is within the territorial jurisdiction of the Local Public Agency and conforms to all legal requirements pertaining to the eligibility of such area for the above-identified project; and such area under State and local law is legally eligible and appropriate for the redevelopment, conservation, and rehabilitation activities contemplated under the Plan.

4. (a) The Plan includes all the provisions, drawings, maps, documents, and other items required to be included pursuant to State or local law and the applicable requirements of Section 110(b) of said Housing Act.
- (b) The Plan includes appropriate provisions describing the real property which the Local Public Agency is to acquire and that which it is not to acquire, and includes appropriate provisions for the imposition of the controls and other requirements of the Plan upon all the real property in the project area described in the Plan.
- (c) The Plan is sufficiently complete to permit a determination to be made as to whether it conforms to the general plan of the community as a whole and to indicate its relationship to definite local objectives respecting appropriate land uses, improved traffic, improved public transportation, improved public utilities, and improved recreational and community facilities in Boston.
- (d) The provisions in the Plan respecting land uses, building requirements and densities, land coverage, and other features in the Plan are in accord with State and local law and the requirements of Section 110(b) of said Housing Act.
- (e) The provisions in the Plan for the vacation and dedication of streets, parkways, and other public ways and for changes in zoning or building codes and regulations are in accord with State and local law, and the controls in the Plan respecting the future use of the project area described therein are reasonably clear and legally effective.
- (f) The provisions in the Plan respecting the period of duration of the Plan and the future changes in the Plan are legally adequate.



5. To my knowledge there is no pending or threatened litigation of any kind concerning the Plan.

Yours truly,

John C. Conley
General Counsel

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA: Text of Notice of Public Hearing and CODE NO. R-231(4)
Statement Concerning Its Publication

NOTICE OF PUBLIC HEARING
FENWAY
URBAN RENEWAL PROJECT
BOSTON CITY COUNCIL

Notice is hereby given that the Committee on Urban Renewal of the
Boston City Council will hold a public hearing at the City Council Chamber,
City Hall, Boston, Massachusetts, on 19 , at .

PURPOSES OF THE
PUBLIC HEARING

The purposes of the public hearing are the following:-

(1) To consider a proposal for the undertaking of an Urban Renewal Project by the Boston Redevelopment Authority in the Project Area located in that part of the City of Boston known as the Fenway, in accordance with the proposed Urban Renewal Plan for the Project Area under the provisions of the Federal Housing Act of 1949, as amended, and Chapter 121 of the Massachusetts General Laws, as amended, with federal, state, and city financial assistance;

(2) To consider the plan for the acquisition of land and the demolition or removal of buildings and improvements in the Project Area;

(3) To consider the public improvements proposed to be undertaken, including the construction, reconstruction, alteration, and repair of streets, utilities, and parks;

(4) To consider the plan for making land available for development or redevelopment by private enterprise or public agencies as authorized by law;

(5) To consider the plan for a program of repair and rehabilitation of buildings or other improvements in the Project Area;



(6) To consider the Relocation Program for the Project Area, which will be open for discussion, and available for examination at the hearing; and

(7) To afford a reasonable opportunity to all persons, including representatives of organizations, to appear and to present their views with respect to the Project.

INFORMATION AVAILABLE FOR PUBLIC EXAMINATION

The Urban Renewal Plan containing maps of the Project Area and the Relocation Program are on display and available at the offices of the City Clerk of the City of Boston.

PROJECT AREA DESCRIPTION

The Fenway Urban Renewal Project Area is described below; it is within this area that the public improvements and other developments proposed under the Urban Renewal Plan would be undertaken.

PERIMETER BOUNDARIES

That certain tract of land, referred to as the Fenway Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the intersection of the extended westerly sideline of Charlesgate West and southerly sideline of Newbury Street;

Thence turning and running easterly along the southerly sideline of Newbury Street and Newbury Street extended to the southwesterly sideline of Massachusetts Avenue;

Thence turning and running northwesterly along the southwesterly sideline of Massachusetts Avenue to the northwesterly sideline of Newbury Street;

Thence turning and running northeasterly along the northwesterly sideline of Newbury Street to the northeasterly sideline of Hereford Street;

Thence turning and running southeasterly along the northeasterly sideline of Hereford Street and across Boylston Street to the southeasterly sideline of Boylston Street;

Thence turning and running southwesterly along the southeasterly sideline of Boylston Street to the northeasterly sideline of Dalton Street;

Thence turning and running southeasterly along the northeasterly side-

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line of Dalton Street to the northeasterly sideline of Belvidere Street;

Thence turning and running southeasterly (but more easterly than said last-mentioned direction) along the northeasterly sideline of Belvidere Street to the northwesterly sideline of Huntington Avenue;

Thence turning and running northeasterly along the northwesterly sideline of Huntington Avenue to the extended northeasterly sideline of Harcourt Street;

Thence turning and running southeasterly along the northeasterly sideline of Harcourt Street to the extended northwesterly sideline of St. Botolph Street;

Thence turning and running southwesterly along the northwesterly sideline of St. Botolph Street to the northeasterly property line of the property identified on the Property Map as 39 St. Botolph Street;

Thence turning and running northwesterly along the northeasterly and northerly property lines of said 39 St. Botolph Street to the southeasterly sideline of Public Alley 401;

Thence turning and running southwesterly along the southeasterly sideline of Public Alleys 401, 402, and 403 to the northeasterly sideline of Cumberland Street;

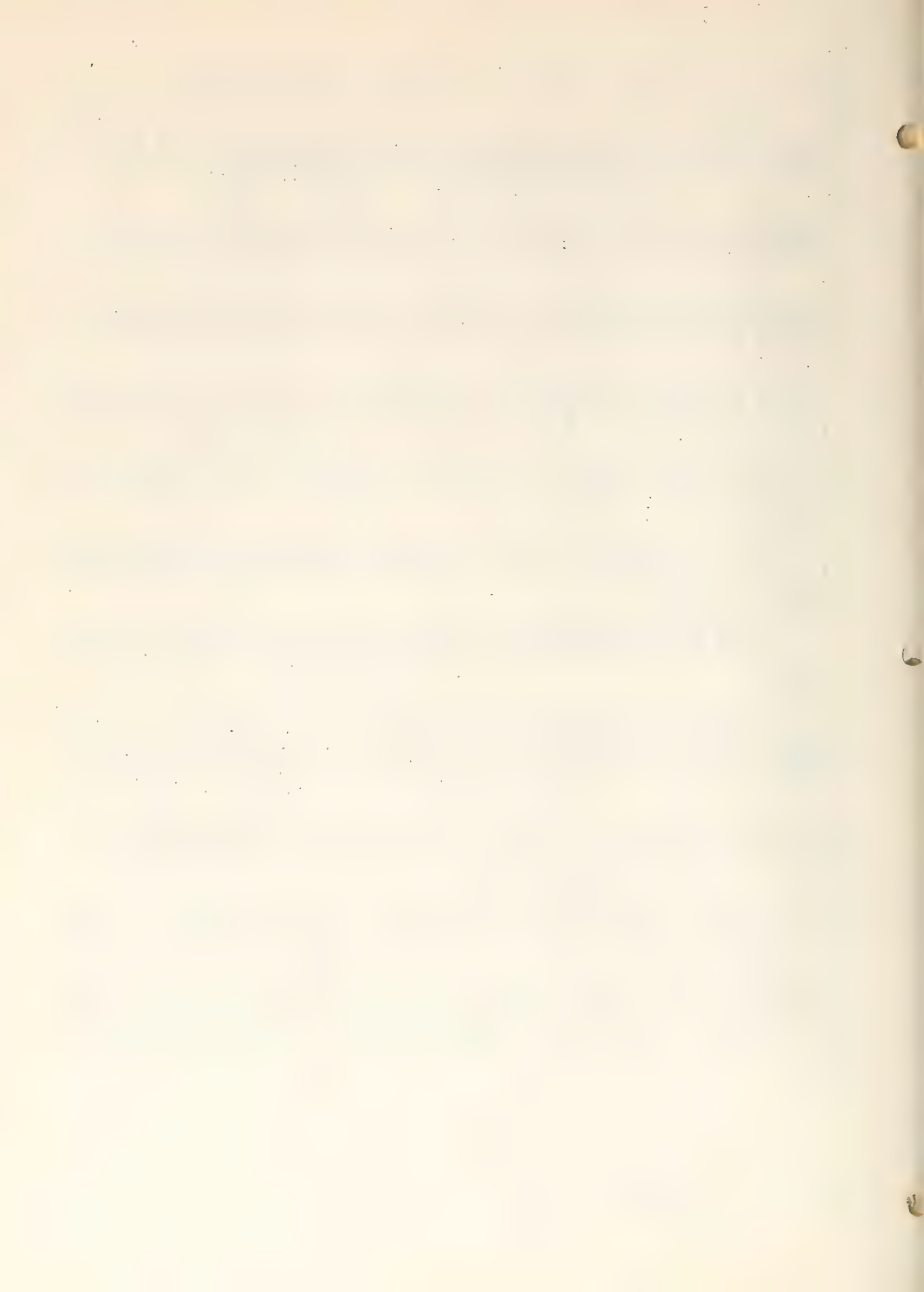
Thence turning and running southeasterly along the northeasterly sideline of Cumberland Street to the northwesterly sideline of St. Botolph Street;

Thence turning and running southwesterly along the northwesterly sideline of St. Botolph Street to the southwesterly property line of the property identified on the Property Map as 145 St. Botolph Street (Charles C. Perkins School);

Thence turning and running northwesterly along the southwesterly property line of said 145 St. Botolph Street (Charles C. Perkins School) to the southeasterly sideline of Public Alley 404;

Thence turning and running southwesterly along the southeasterly sideline of Public Alley 404 to the northeasterly sideline of Public Alley 405;

Thence turning and running southeasterly along the northeasterly sideline of Public Alley 405 extended to the midline of the right-of-way of the main line of the New York, New Haven & Hartford Railroad (said midline being the boundary of the South End Urban Renewal Project Area, No. Mass. R-56);



Thence turning and running southwesterly along the midline of the New York, New Haven & Hartford Railroad right-of-way to the southwesterly sideline of Ruggles Street;

Thence turning and running northwesterly along the southwesterly sideline of Ruggles Street to the southeasterly sideline of Annunciation Road;

Thence turning and running southwesterly, southeasterly, southwesterly, and northwesterly along the southeasterly, northeasterly, southeasterly and southwesterly sidelines, respectively, of Annunciation Road to the southeasterly sideline of Parker Street;

Thence turning and running southwesterly along the southeasterly sideline of Parker Street to the extended southwesterly sideline of Ward Street;

Thence turning and running northwesterly along the southwesterly sideline of Ward Street to the southeasterly sideline of St. Alphonsus Street;

Thence turning and running southwesterly along the southeasterly sideline of St. Alphonsus Street to the southwesterly sideline of McGreevey Way;

Thence turning and running northwesterly along the southwesterly sideline of McGreevey Way and thence of Longwood Avenue to the southeasterly sideline of Huntington Avenue;

Thence turning and running southwesterly along the southeasterly sideline of Huntington Avenue to the extended northeasterly sideline of Francis Street;

Thence turning and running northwesterly along the northeasterly sideline of Francis Street to the northwesterly sideline of Netherlands Road;

Thence turning and running southwesterly along the northwesterly sideline of Netherlands Road to the corporate limits of the City of Boston;

Thence turning and running generally northeasterly along the corporate limits of the City of Boston to the southeasterly sideline of the Massachusetts Bay Transportation Authority right-of-way;

Thence turning and running northeasterly along the southeasterly sideline of the Massachusetts Bay Transportation Authority right-of-way to the northeasterly sideline of Park Drive;

Thence turning and running southeasterly, northeasterly and northerly along the northeasterly, northwesterly and westerly sidelines, respectively, of Park Drive to the extended northeasterly sideline of Ipswich Street;

*



Thence turning and running northwesterly along the extended northeasterly sideline of Ipswich Street to the northwesterly sideline of Boylston Street;

Thence turning and running northeasterly along the northwesterly sideline of Boylston Street to the extended westerly sideline of Charlesgate West;

Thence turning and running northerly along the extended westerly sideline of Charlesgate West to the point of beginning.

STATEMENT CONCERNING PUBLICATION OF HEARING

A notice in substantially the form of the foregoing notice shall be published at least once a week for not less than two successive weeks immediately prior to the date of the City Council public hearing, in at least one newspaper of general circulation of Boston. The first publication will be not less than ten days prior to the date of the hearing, inclusive of the date of publication but exclusive of the date of hearing.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA:	Citation of Law Concerning Ad Valorem or Payments in Lieu of Taxes	CODE NO. R-231(5)
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Capitol 7-6880

Res. Oxford 6-4538

JOHN C. CONLEY

Attorney at Law

73 Tremont Street, Boston 8, Mass.

Boston Redevelopment Authority
73 Tremont Street
Boston, Massachusetts

Re: Fenway Urban Renewal Area
Project No. Mass. R-

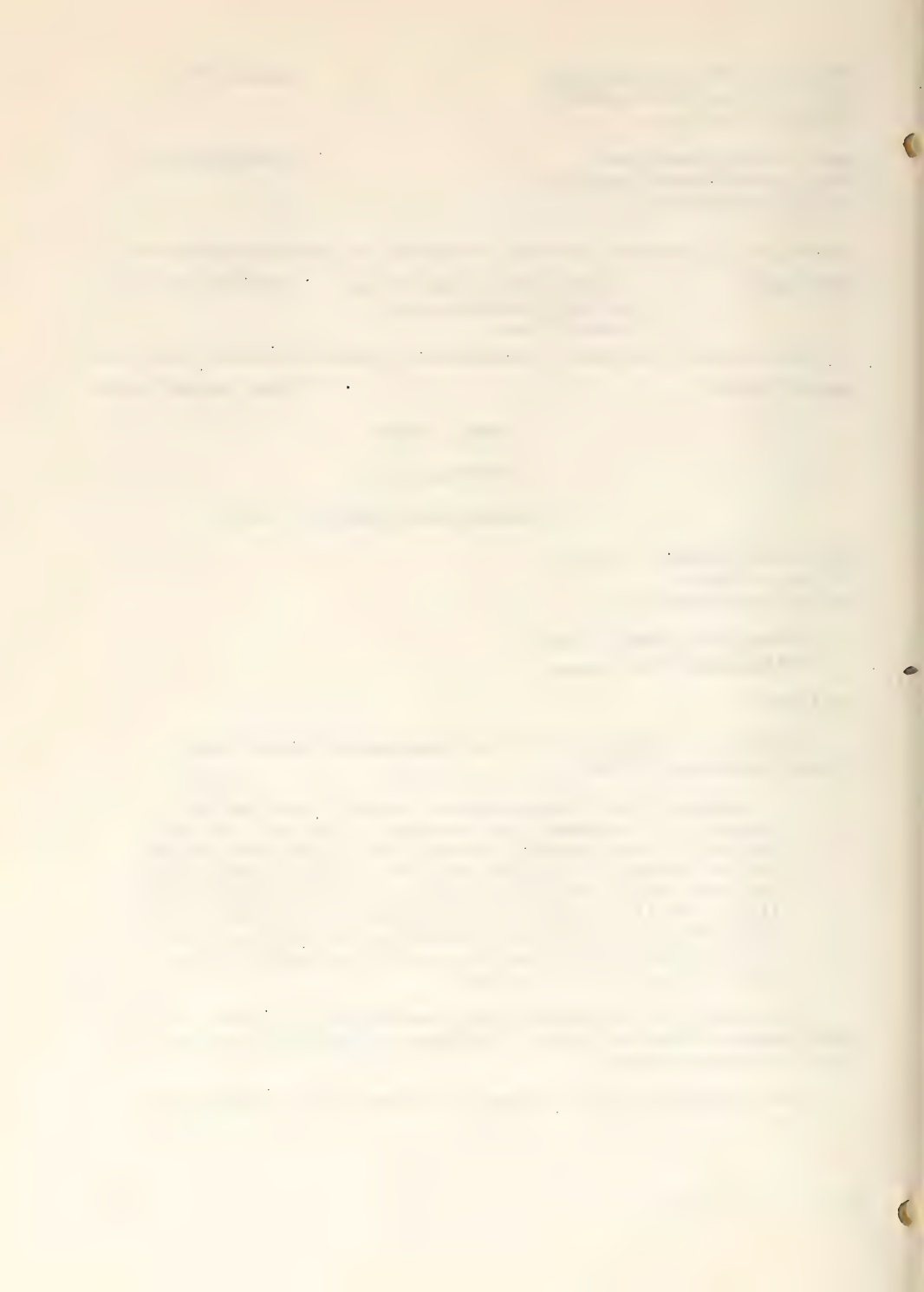
Gentlemen:

Section 12 of Chapter 79 of the Massachusetts General Laws
states, in part, as follows:

"...Whenever the title or interest taken is such that the property will be exempt from taxation so long as it is held and used for the purposes for which it is taken, the damages for the taking shall include an amount separately determined and stated which shall be estimated to be equal to that portion of the tax assessed upon the property in the year it is taken which, if the tax were apportioned pro rata according to the number of days each year, would be allocable to the days ensuing after the taking."

Accordingly, it is mandatory that the Authority pay taxes on any taxable property from the date of the taking to the end of the year in which the taking was made.

Your attention is also directed to Section 26R of Chapter 121 of

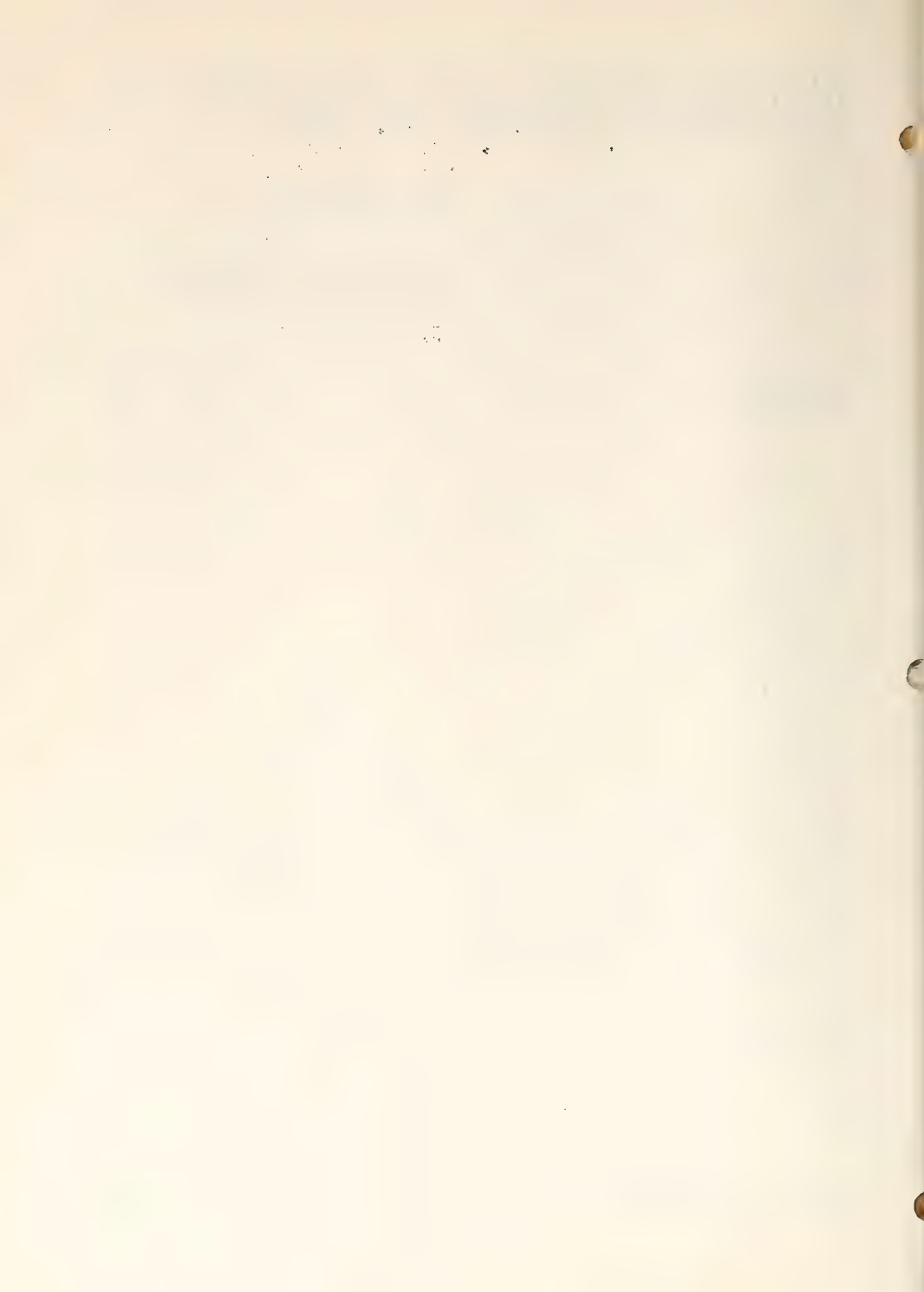


the Massachusetts General Laws, an extract of which is attached hereto. You will recall previous discussions with the Housing and Home Finance Agency concerning the scope and effect of this section.

Very truly yours,

John C. Conley
General Counsel

Attachment



EXCERPT

MASSACHUSETTS GENERAL LAWS (TER. ED.)

CHAPTER 121, AS AMENDED,
SECTION 26R

Section 26R. Exemption from Taxation: Payments in Lieu of Taxes

The real estate and tangible personal property of a housing authority (including houses constructed by a housing authority on private land in rural areas under the provisions of section twenty-six II) shall be deemed to be public property used for essential public and governmental purposes and shall be exempt from taxation and from betterments and special assessments; provided, that in lieu of such taxes, betterments and special assessments, a city or town in which a housing authority holds real estate used or to be used in connection with such a project may determine a sum to be paid to the city or town annually in any year or period of years such sum to be in any year not in excess of the amount that would be levied at the current tax rate upon the average of the assessed value of such real estate, including buildings and other structures, for three years preceding the acquisition thereof, the valuation of each year being reduced by all abatements thereon, as compensation for improvements, services and facilities, other than gas, water and electricity, furnished by such city or town for the benefit of such project. Such a city or town may, however, agree with such a housing authority upon the payments to be made to the city or town as herein provided or such housing authority may make and such city or town may accept such payments, the amount of which shall not in either case be subject to the foregoing limitation. The last paragraph of section six and all of section seven of chapter fifty-nine shall, so far as apt, be applicable to payments under this section.

Nothing in the Housing Authority Law shall be construed to prevent the taxation, to the same extent and in the same manner as other real estate is taxed, of real estate acquired by a housing authority for a land assembly and redevelopment project and sold by it, or of the leasehold interests and buildings and other structures belonging to private individuals or corporations on land acquired and held by a housing authority for such a project and leased by it; provided, however, that real estate so acquired by a housing authority and sold or leased to an urban redevelopment corporation organized under chapter one hundred and twenty-one A, or to an insurance company or savings bank or group of savings banks operating under said chapter, shall be taxed as provided in said chapter and not otherwise. (1938, 484, appvd. 7/5/38. Declared an emergency law. 1946, 574, sec. 1, appvd. 6/14/46. Declared an emergency law).

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

BINDER NO.

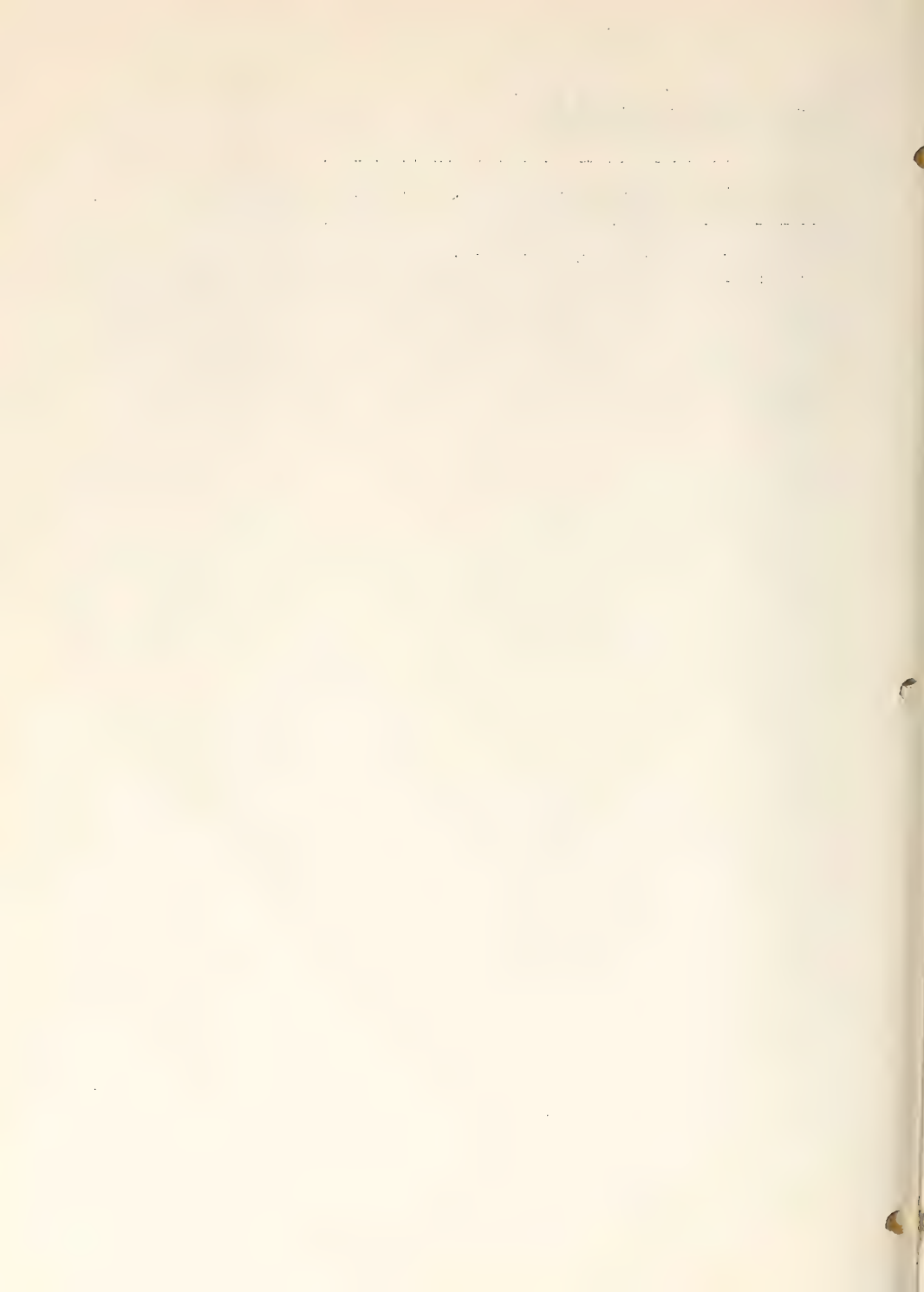
Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA: Rent Supplementation Program

CODE NO. R-231(6)

No rent supplementation program for displaced site occupants is presently proposed.



APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-

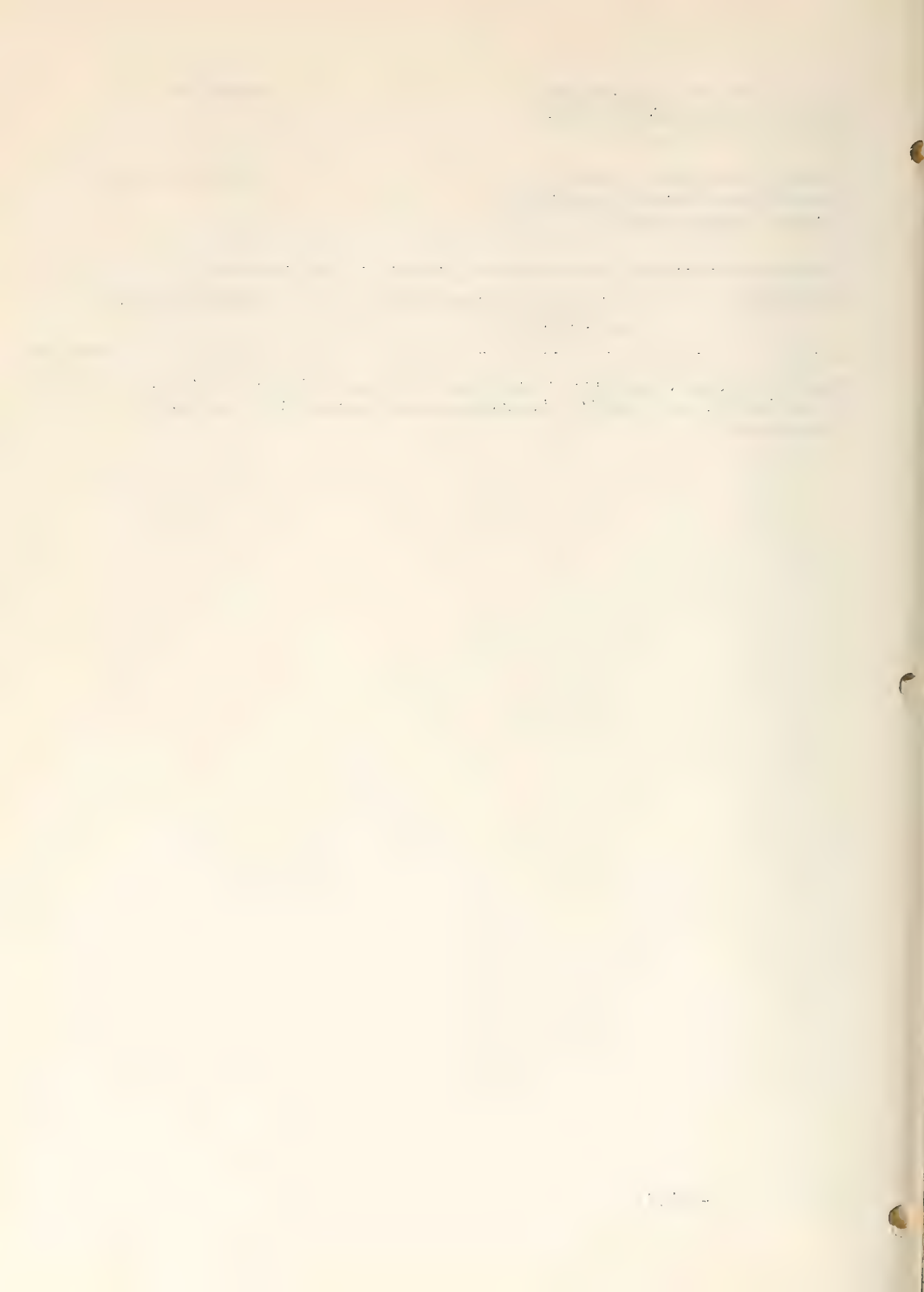
BINDER NO.

Fenway Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LEGAL DATA:	Reference to Forms H-6103A and H-6103B	CODE NO. R-231(7)
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The Information Report for Urban Renewal Project - Parts I and II,
Forms H-6103A and H-6103B - is incorporated herewith for purposes of
reference.



HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT
PART I - SLUM CLEARANCE AND REDEVELOPMENT ACTIVITIES

[To accompany Survey and Planning Application or other initial application for financial assistance under Title I of the Housing Act of 1949 (Pub. Law 171, 81st Cong., approved July 15, 1949), as amended, and the Housing Act of 1954 (Pub. Law 560, 83rd Cong., approved August 2, 1954)]

Instructions

To be prepared in an original and one copy by legal counsel for the Local Public Agency making the application (herein called the "Application") for Federal assistance, but only in case the urban renewal project contemplated by the Application involves "slum clearance and redevelopment" activities, as defined in Section 110(c) of Title I of the Housing Act of 1949 as amended, by the Local Public Agency making the Application.

If the urban renewal project contemplated by the Application also involves "rehabilitation or conservation" activities as defined in said Section 110(c), then Part II of this report (Form H-6103B) must also be prepared by legal counsel for the Local Public Agency which will undertake such activities.*

As used herein, the term, "Local Public Agency", refers to the particular public legal entity making the Application. The term, "Municipality", as used herein, refers to the city, town, borough, county, or other type of local political subdivision, *if it is not the Local Public Agency*, having overall primary governmental jurisdiction over the area in which the contemplated urban renewal project is situated.

Inquiries by legal counsel for the Local Public Agency concerning the content of this report should be directed to the appropriate Regional Office of the Housing and Home Finance Agency, attention of the Regional Counsel.

This page should be removed before submitting the form to the HHFA Regional Office.

* If Parts I and II are prepared by the same Local Public Agency, the information requested in Sections A, F, and G herein need not be duplicated in Part II.

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT
PART I - SLUM CLEARANCE AND REDEVELOPMENT ACTIVITIES

A. Name, Organization, and Territorial Jurisdiction of Local Public Agency.

1. (a) The legal corporate name of the Local Public Agency identified in the Application dated _____, 19____, is:

Boston Redevelopment Authority

- (b) The citations of law respecting such name are as follows:

Chapter 121, General Laws of Massachusetts, Section 269A.

2. The Local Public Agency was organized on the 4th day of October, 1957, under the following laws:

Chapter 121, General Laws of Massachusetts as amended by Chapter 150
Acts of 1957

Constitutional, statutory, and charter provisions:

Chapter 121, General Laws of Massachusetts

3. (a) Does the Local Public Agency have a special charter? ☐ Yes ☒ No

- (b) If the Local Public Agency has a charter, submit with the Application a complete copy of the charter, with all amendments to the date of such Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of the charter:

_____, 19____.

4. (a) Has the Local Public Agency adopted by-laws, rules, or regulations for the conduct of its affairs? ☒ Yes ☐ No

- (b) If the answer to the foregoing question is "Yes", submit with the Application a copy of such by-laws, rules, or regulations, with all amendments to the date of the Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of such by-laws, rules, or regulations: (Omit this item if the requested data are included within the organization transcript heretofore submitted or which is submitted herewith in accordance with the requirements of Section G, Paragraph 3, below.) By-laws submitted to URA in 1957. Certified copies of all subsequent changes have been submitted.

_____, 19____.

5. (a) Is the proposed urban renewal area described in the Application located wholly within the authorized territorial jurisdiction of the Local Public Agency? ☒ Yes ☐ No

- (b) If the answer is "No", include explanation.

B. General Power.

1. Is the Local Public Agency empowered to plan, to undertake and carry out, and to finance an urban renewal project involving slum clearance and redevelopment for which financial aid under Title I of the above cited Federal law may be provided? ☒ Yes ☐ No
2. If the answer to the foregoing question is "Yes", cite in general the enabling legislation, constitutional provisions, court opinions, and other laws upon which you base your conclusion.

Citations: Chapter 121, General Laws of Massachusetts as amended.

Chapter 652, Acts of 1960.

Papadinis vs Somerville Housing Authority 331 Mass. 627.

McAuliffe & Burke vs Boston Housing Authority 334 Mass. 28

C. Specific Powers.

1. Is a public hearing required by State or local law in connection with any phase of the proposed urban renewal project? Conditionally ☒ Yes ☐ No
(see remarks)

(a) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26KK

Chapter 121, General Laws of Massachusetts as amended, Section 26ZZ

(b) Remarks:

Division of Urban Renewal, Department of Commerce and Development, shall hold a public hearing on a project plan if requested to do so by Mayor, council, or 25 or more taxable inhabitants of such city or town.

2. Has a public hearing been held in connection with any phase of the proposed urban renewal project:

(a) As and if required by State or local law? ☐ Yes ☒ No

(b) As contemplated by Section 105(d) of Title I of the above cited Federal law? ☐ Yes ☒ No

3. Does the law require that any determination, finding, review, approval, or other action be made or had at the local level, or by some other public body or official, before the Local Public Agency may undertake or carry out any necessary action pertaining to or any phase of the proposed urban renewal project? ☒ Yes ☐ No

(a) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26KK

Chapter 121, General Laws of Massachusetts as amended, Section 26ZZ

(b) Remarks:

C. Specific Powers (Continued)

4. What phases of the proposed urban renewal project or what functions of the Local Public Agency, generally or in respect to the project, will be or are required by law to be performed by the State, the Municipality, or by any other public body or public official (other than the Local Public Agency)? No urban renewal project shall be undertaken until the urban renewal plan therefor has been submitted to, and approved by, the ~~COMMONWEALTH OF MASSACHUSETTS~~ Division of Urban Renewal, Department of Commerce & Development; and no urban renewal plan shall be submitted to the Division of Urban Renewal, Department of Commerce & Development unless the same has been approved by the city manager with the approval of the city council in the case of a city having a plan D or plan E charter, in the case of any other city, by*
(b) Citations: Chapter 121, General Laws of Massachusetts as amended, Sections 26 CC, 26 DD, 26 EE, 26 BBB, 26 ZZ. Chapter 49, Acts of 1933.
- * the mayor with the approval of the city council or the selectmen of the town after due notice and public hearing. Mayor and council must approve any loan order for the City's share of project costs. The loan order must be approved by
5. (a) Is there any litigation pending, or threatened, or deemed necessary, affecting an necessary action pertaining to or any power or authority of the Local Public Agency to undertake and carry out or to finance the proposed urban renewal project or any phase thereof? ☐ Yes ☒ No
- * the Emergency Finance Board.
- (b) If the answer to the foregoing question is "Yes", give a statement of details respecting the nature of such litigation; and attach a copy of the pleadings, if any.
- Statement of details and copy of pleading attached: ☐ Yes
6. (a) Does the Local Public Agency, the Municipality, or other public body have the authority to prepare a general or master plan for the development of the locality as a whole in which the urban renewal area is located? ☒ Yes ☐ No
- Citations: Chapter 41, General Laws of Massachusetts as amended, Sections 70, 71. Chapter 652, Acts of 1960.
- (b) If the answer to the foregoing question is "Yes", identify the local public body.
- Boston Redevelopment Authority
- (c) Does the Municipality have the authority to prepare and present to the Housing and Home Finance Agency a "Workable Program" as described in Section 101(c) of Title I of the above cited Federal law? ☒ Yes ☐ No
- Citations: The initial "Workable Program" submitted to URA in 1957 was recertified in December, 1964.
- Chapter 41, General Laws of Massachusetts as amended, Section 70, Chapter 652, Acts of 1960.
7. Is there adequate legal authority for the preparation and approval of an official urban renewal plan for an urban renewal project which can meet the requirements of Section 110(b) of Title I of the above cited Federal law? ☒ Yes ☐ No
- Citations: Chapter 121, General Laws of Massachusetts as amended.

C. Specific Powers (Continued)

7. (b) Is there adequate legal authority for the preparation and approval of an official redevelopment plan for each portion of the urban renewal area proposed to be acquired and redeveloped, in accordance with the requirements of Title I of the above cited Federal law? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P.
Chapter 121, General Laws of Massachusetts as amended, Section 26 QQ.

8. Is adequate authority vested under State and local laws to permit the fulfillment of the requirements which are imposed by or must be imposed pursuant to Title I of the above cited Federal law upon Local Public Agencies receiving financial assistance thereunder, with respect to:

- (a) The relocation of families displaced from the urban renewal area (Section 105(c) of said Title I)? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 J.

- (b) Salary, wage, and labor standards (Section 109 of said Title I)? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 T.

9. Is adequate authority vested under State and local laws to permit the provision of cash or non-cash local grants-in-aid as defined in said Title I? ☒ Yes ☐ No

- (a) Indicate the contemplated sources of the local grants-in-aid for the proposed project, i.e., the municipality, Local Public Agency, some other agency, etc.

City of Boston, Commonwealth of Massachusetts.

- (b) Citations to authority of each contemplated source of local grants-in-aid:

Chapter 121, General Laws of Massachusetts as amended, Section 26 CC.
Chapter 121, General Laws of Massachusetts as amended, Section 26 EE.
Chapter 121, General Laws of Massachusetts as amended, Section 26 FFF.

- (c) Remarks:

C. Specific Powers (Continued)

10. Does any provision of State or local law restrict the right of the Local Public Agency to dispose of land acquired for redevelopment purposes or prescribe the methods or impose conditions upon land disposal? ☒ Yes ☐ No

(a) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 LL.

(b) Remarks:

D. Urban Renewal Area -- Legal Eligibility and Qualification.

1. Basing your judgment upon data and information in and submitted in support of the Application, is the proposed urban renewal area legally eligible and legally qualified under State and local law as the area of and for an urban renewal project:

- (a) With respect to the size of the urban renewal area? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P.

- (b) With respect to the conditions of slum, blight, or deterioration existing in the urban renewal area? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P.

- (c) With respect to other specific qualification requirements pertinent to the urban renewal area, specifying them, imposed by law? ☒ Yes ☐ No

- (1) Identification of other specific qualification requirements:

Submission of project to Division of Urban Renewal, Department of Commerce and Development, for approval:

URBAN RENEWAL PLAN

- (2) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 KK.

Chapter 121, General Laws of Massachusetts as amended, Section 26 ZZ.

As amended by Chapter 23A inserted by Chapter 636, Acts of 1964.

D. Urban Renewal Area -- Legal Eligibility and Qualification (Continued)

2. Basing your judgment upon data and information in and submitted in support of the Application, with respect to each such portion of the urban renewal area as is proposed in said Application as the area of slum clearance and redevelopment activities, is each such portion (herein called a "redevelopment area") legally eligible and legally qualified under State and local laws from the standpoint of:

(a) The size of each such redevelopment area? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P.

(b) The conditions of slum or deterioration existing in each such redevelopment area? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P and
26 J

(c) The extent of each redevelopment area which is open, built up, improved, or unimproved? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Sections 26 P and
26 J.

(d) Other specific qualification requirements pertinent to any such redevelopment areas, specifying them, imposed by law?

(1) Identification of other specific qualification requirements:

Submission of project to Division of Urban Renewal, Department of
Commerce and Development, for approval:
URBAN RENEWAL PLAN

(2) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 KK
Chapter 121, General Laws of Massachusetts as amended, Section 26 ZZ

E. Property Acquisition and Disposition.

1. Does the law prohibit the Local Public Agency from exercising the right of eminent domain in respect to any particular type of property in any portion of the urban renewal area, which property the Local Public Agency proposes to acquire as a part of the urban renewal project, or does the law impose any unusual restrictions in respect of such acquisition as, for example, obtaining the consent of a State public utilities commission to the acquisition of any property owned by a public utility company? ☐ Yes ☒ No

(a) Citations:
None

See
Remarks

- (b) Remarks: (If the answer to the foregoing question is "Yes", describe in detail any such restrictions)
None, except as to property already in public ownership.

2. Does State or local law require the payment of ad valorem taxes or payments in lieu of such taxes on the property which the Local Public Agency acquires as project land?

☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 R.

3. Does the Local Public Agency have the power to obligate the purchasers or lessees of land in the project area (see Sec. 105(b) of Title I of the above cited Federal law):

(a) To devote the land to the uses prescribed by and in conformity with the pertinent urban renewal plan? ☒ Yes ☐ No

(b) To begin the building of the improvements on such land within a reasonable time?

☒ Yes ☐ No

(c) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 LL.

4. Cite any provision in State or local law which prescribes a time limit within which project land must be disposed of by the Local Public Agency.

None

F. Financing Powers.

1. Is the Local Public Agency authorized by State and local law to obtain financial assistance under Title I of the above cited Federal law? ☒ Yes ☐ No

(a) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 QQ
Chapter 121, General Laws of Massachusetts as amended, Section 26 P
Chapter 121, General Laws of Massachusetts as amended, Section 26 AAA

(b) Remarks:

The Authority has seven loan and grant contracts with the HHFA,
UR MASS. 2-1 (LG), UR. Mass. 2-3 (LG), Mass.R-24(LG), Mass. R-35(LG),
MASS.R-77 (LG), MASS.R-56 (L), and MASS.R-54(LG)

2. If the answer to the foregoing question is "Yes", is the Local Public Agency authorized to obtain a Title I "advance" for surveys and plans for an urban renewal project and to agree to repay such advance, with interest, out of any moneys which become available to the Local Public Agency for the undertaking of the urban renewal project involved? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 QQ
Chapter 121, General Laws of Massachusetts as amended, Section 26 P
Chapter 121, General Laws of Massachusetts as amended, Section 26 AAA

3. Does the Local Public Agency have the power to borrow money (other than advances as aforesaid) to carry out the urban renewal project:

(a) From the Federal Government under Title I of the above cited Federal law?

☒ Yes ☐ No

(b) From other sources?

☒ Yes ☐ No

(c) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P.

4. Is the Local Public Agency authorized to provide reasonable security for the payment of the principal of and interest on its obligations evidencing any Title I loan which may be made to it with respect to the proposed urban renewal project? ☒ Yes ☐ No

(a) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P

- (b) Remarks: (If the answer to the foregoing question is "Yes", describe the nature of the security) By mortgages upon property held or to be held by it or by pledge of its revenue, including grants or contributions by the Federal Government, or in any other lawful manner, and in connection with the incurrence of any indebtedness to covenant that it shall not thereafter mortgage the whole or any specified part of its property or pledge the whole or any specified part of its revenues.

F. Financing Powers (Continued)

5. Is the Local Public Agency authorized to pledge its loan rights under a Title I loan contract as security for the payment of the principal of and interest on obligations which it may sell to others than the Federal Government to finance the proposed urban renewal project? ☒ Yes ☐ No
- (a) Citations:
Chapter 121, General Laws of Massachusetts as amended, Section 26 P
- (b) Remarks:
6. Does the Local Public Agency have the power to borrow money for the purpose of refunding any obligations it may issue to the Federal Government or to others in connection with the financing or refinancing of the proposed urban renewal project? ☒ Yes ☐ No
- (a) Citations:
Chapter 121, General Laws of Massachusetts as amended, Section 26 P
- (b) Remarks:
7. Are there any constitutional, statutory, or charter limitations on the "debt" incurring powers of the Local Public Agency? ☐ Yes ☒ No
- (a) Citations:
See Chapter 121, General Laws of Massachusetts as amended, Section 26 DD which imposes certain limitations of the City of Boston.
- (b) Remarks, citing relevant judicial decisions:
8. Are there any constitutional, statutory, or charter limitations on the taxing powers of the Local Public Agency? ☒ Yes ☐ No
- (a) Citations:
The Authority has no taxing power under the General Laws of Massachusetts including Chapter 121.

F. Financing Powers (Continued)

8. (b) Remarks, citing relevant judicial decisions:

G. Organization Transcript.

NOTE: The following is not applicable and should be disregarded if the Local Public Agency is a county, city, town, village, or other traditional type of local government or municipality.

1. Has the Local Public Agency heretofore submitted copies of its transcript of organization to the Urban Renewal Administration or its predecessor, the Division of Slum Clearance and Urban Redevelopment, or to a Regional Office of the Housing and Home Finance Agency, in connection with any project under the Title I program? ☒ Yes ☐ No
2. If the answer to the above question is "Yes", the remainder of this Section G is not applicable to the Local Public Agency and should be disregarded.
3. If the Local Public Agency is (a) a public housing authority or public housing agency, or (b) a redevelopment agency, a redevelopment commission, or other special type of redevelopment entity (and if the answer under Paragraph 1 above is "No"), submit herewith two copies of a transcript of the organization of the Local Public Agency.

Each copy of the transcript of organization should include one certified copy of each document necessary to evidence, under applicable State and local law, the proper establishment and organization of the Local Public Agency, the appointment and qualification of the members of the original governing body, the holding of the original organization meeting, the election or appointment of the original officers, and the adoption of by-laws or other procedural regulations. Illustrative of the type of documents required to be submitted are the following which under certain State and local laws are necessary for the preparation of the two transcripts of organization:

- (a) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or appropriate political subdivision at which the resolutions or ordinances authorizing the creation, designation, and organization of the Local Public Agency were considered and adopted, including, if appropriate, copies of notices of such meetings and waivers of and consents to such meetings;
- (b) Two certified copies of the certificate of necessity or certificate of incorporation or similar document issued by the State Housing Board or Commission, the State Corporation Commission, or other public body or official as may be required by applicable law;
- (c) Two certified copies of each certificate of appointment, by the mayor or other appropriate appointing officer of the Municipality, of each of the original members of the governing body of the Local Public Agency, with an appropriate certification that the said certificates of appointment are on file and of record in the office of the certifying officer;
- (d) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or other appropriate political subdivision at which the appointment of each of the original members of the governing body of the Local Public Agency was confirmed or approved, where such confirmation or approval is required by applicable law;

G. Organization Transcript (Continued)

- (e) Two certified copies of the certificate of approval of the appointments of each of the original members of the governing body of the Local Public Agency issued by the State Housing Board, Commission, or similar public body, if required by applicable law;
- (f) Two certified copies of the oath of office or acceptance of appointment, if required by law, of each original appointee to the governing body of the Local Public Agency;
- (g) Two certified copies of extracts from the minutes of the organization meeting or meetings of the Local Public Agency at which the original by-laws and official seal were adopted, officers were elected, and other proceedings relating to the organization of the Local Public Agency were taken, including copies of notices of such meetings and of the waivers of and consent to such meetings;
- (h) Two certified copies of the by-laws of the Local Public Agency as originally adopted, if not included within the above-mentioned minutes of the organization meeting; and
- (i) Two certified copies of each amendment or change in the by-laws of the Local Public Agency to the date of the submission of the organization transcript, including certified extracts from the minutes of the proceedings of the governing body of the Local Public Agency and other documents, if any, necessary to evidence the proper adoption of any such amendments or changes.

Information required by item G, "Organization Transcript", previously submitted.

OPINION OF COUNSEL

I, the undersigned, DO HEREBY CERTIFY that I am the duly appointed and acting attorney at law for the Local Public Agency named in the Application to which this opinion appertains; that I have been authorized to submit the foregoing Legal Information in behalf of said Local Public Agency; and that such Legal Information is true and correct to the best of my knowledge and information.

I have reviewed such Application, dated _____, and approved by the Local Public Agency on _____, including particularly the data and information relating to (a) the size and character of the proposed urban renewal area, (b) the proposed project for which surveys and plans are to be prepared, (c) the activities to be undertaken by the Local Public Agency in surveying and planning the proposed project, and (d) the proposed method of financing the project.

I am of the opinion that the Local Public Agency has been legally created and is a duly organized and acting public body having the legal power to undertake, finance, and carry out the surveying and planning work described in such Application for which it seeks an Advance of funds (or other Federal aid) under Title I of the Housing Act of 1949, as amended.

I am of the further opinion, on the basis of the data and information submitted in support of the Application:

(a) that the proposed urban renewal area is a slum, blighted, deteriorated, or deteriorating area within the meaning of such Federal law and that it meets the requirements of State law, particularly Section _____ of _____, for undertaking the proposed urban renewal project; and

(b) that such portion of the urban renewal area which is proposed for slum clearance and redevelopment is

- ☐ clearly predominantly residential in character.
- ☐ not clearly predominantly residential in character.
- ☐ not predominantly residential in character but containing a substantial number of slum or blighted dwellings.

Dated this _____ day of _____, 19____.

(Type or Print Name)

(Signature)

(Address)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT
PART II - REHABILITATION OR CONSERVATION ACTIVITIES

[To accompany Survey and Planning Application or other initial application for financial assistance under Title I of the Housing Act of 1949 (Pub. Law 171, 81st Cong., approved July 15, 1949), as amended, and the Housing Act of 1954 (Pub. Law 560, 83rd Cong., approved August 2, 1954)]

Instructions

To be prepared in an original and one copy by legal counsel for the Local Public Agency making the application (herein called the "Application") for Federal assistance, but only in case the urban renewal project contemplated by the Application involves "rehabilitation or conservation" activities, as defined in Section 110(c) of Title I of the Housing Act of 1949 as amended, by the Local Public Agency making the Application.

If the urban renewal project contemplated by the Application also involves "slum clearance and redevelopment" activities as defined in said Section 110(c), then Part I of this report (Form H-6103A) must also be prepared by legal counsel for the Local Public Agency which will undertake such activities.*

As used herein, the term, "Local Public Agency", refers to the particular public legal entity making the Application. The term, "Municipality", as used herein, refers to the city, town, borough, county, or other type of local political subdivision, *if it is not the Local Public Agency*, having overall primary governmental jurisdiction over the area in which the contemplated urban renewal project is situated.

Inquiries by legal counsel for the Local Public Agency concerning the content of this report should be directed to the appropriate Regional Office of the Housing and Home Finance Agency, attention of the Regional Counsel.

This page should be removed before submitting the form to the HHFA Regional Office.

* If Parts I and II are prepared by the same Local Public Agency, the information requested in Sections A, F, and G herein need not be duplicated in Part II.

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT
PART II - REHABILITATION OR CONSERVATION ACTIVITIES

A. Name, Organization, and Territorial Jurisdiction of Local Public Agency.

1. (a) The legal corporate name of the Local Public Agency identified in the Application dated _____, 19____, is:

(b) The citations of law respecting such name are as follows:

2. The Local Public Agency was organized on the _____ day of _____, 19____, under the following laws:

Constitutional, statutory, and charter provisions:

3. (a) Does the Local Public Agency have a special charter? ☐ Yes ☐ No

(b) If the Local Public Agency has a charter, submit with the Application a complete copy of the charter, with all amendments to the date of such Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of the charter:

_____, 19____.

4. (a) Has the Local Public Agency adopted by-laws, rules, or regulations for the conduct of its affairs? ☐ Yes ☐ No

(b) If the answer to the foregoing question is "Yes", submit with the Application a copy of such by-laws, rules, or regulations, with all amendments to the date of the Application, duly certified by the officer having custody of the official records of the Local Public Agency, specifying herein the date of the latest amendment of such by-laws, rules, or regulations: (Omit this item if the requested data are included within the organization transcript heretofore submitted or which is submitted herewith in accordance with the requirements of Section G, Paragraph 3, below.)

_____, 19____.

5. (a) Is the proposed urban renewal area described in the Application located wholly within the authorized territorial jurisdiction of the Local Public Agency? ☐ Yes ☐ No

(b) If the answer is "No", include explanation.

B. General Power.

1. Is the Local Public Agency empowered to plan, to undertake and carry out, and to finance an urban renewal project involving rehabilitation or conservation for which financial aid under Title I of the above cited Federal law may be provided? ☒ Yes ☐ No
2. If the answer to the foregoing question is "Yes", cite in general the enabling legislation, constitutional provisions, court opinions, and other laws upon which you base your conclusion.

Chapter 121, General Laws of Massachusetts as amended.

Citations:

Chapter 652, Acts of 1960.

Papadinis vs. Somerville Housing Authority, 331 Mass 627

McAuliffe & Burke vs. Boston Housing Authority, 334 Mass 28

C. Specific Powers.

1. Is a public hearing required by State or local law in connection with any phase of the proposed urban renewal project? ☐ Yes ☐ No

(a) Citations:

(b) Remarks:

2. Has a public hearing been held in connection with any phase of the proposed urban renewal project?

(a) As and if required by State or local law? ☐ Yes ☐ No

(b) As contemplated by Section 105(d) of Title I of the above cited Federal law? ☐ Yes ☐ No

3. Does the law require that any determination, finding, review, approval, or other action be made or had at the local level, or by some other public body or official, before the Local Public Agency may undertake or carry out any necessary action pertaining to or any phase of the proposed urban renewal project? ☐ Yes ☐ No

(a) Citations:

(b) Remarks:

C. Specific Powers (Continued)

4. What phases of the proposed urban renewal project or what functions of the Local Public Agency, generally or in respect to the project, will be or are required by law to be performed by the State, the Municipality, or by any other public body or public official (other than the Local Public Agency)?
- (a) Explain fully:
Mayor and Council must approve any loan order for the City's share of project costs. The loan order must be approved by the Emergency Finance Board.
- (b) Citations:
Chapter 121, General Laws of Massachusetts as amended, Section 26CC, Chapter 49
Chapter 121, General Laws of Massachusetts as amended, Section 26DD, Acts of 1933
Chapter 121, General Laws of Massachusetts as amended, Section 26EE
Chapter 121, General Laws of Massachusetts as amended, Section 26BBB, & 26ZZ
5. (a) Is there any litigation pending, or threatened, or deemed necessary, affecting any necessary action pertaining to or any power or authority of the Local Public Agency to undertake and carry out or to finance the proposed urban renewal project or any phase thereof? ☐ Yes ☒ No
- (b) If the answer to the foregoing question is "Yes", give a statement of details respecting the nature of such litigation; and attach a copy of the pleadings, if any.
Statement of details and copy of pleadings attached: ☐ Yes
6. (a) Does the Local Public Agency, the Municipality, or other public body have the authority to prepare a general or master plan for the development of the locality as a whole in which the urban renewal area is located? ☒ Yes ☐ No
- Citations:
Chapter 41, General Laws of Massachusetts as amended, Sections 70, 71
Chapter 652, Acts of 1960.
- (b) If the answer to the foregoing question is "Yes", identify the local public body.
Boston Redevelopment Authority.
- (c) Does the Municipality have the authority to prepare and present to the Housing and Home Finance Agency a "Workable Program" as described in Section 101(c) of Title I of the above cited Federal law? ☒ Yes ☐ No
The initial "Workable Program" submitted to URA in 1957 was recertified in December, 1964.
Citations:
Chapter 41, General Laws of Massachusetts as amended, Section 70
Chapter 652, Acts of 1960
7. (a) Is there adequate legal authority for the preparation and approval of an official urban renewal plan which can meet the requirements of Section 110(b) of Title I of the above cited Federal law? ☒ Yes ☐ No
- Citations:
Chapter 121, General Laws of Massachusetts as amended.

C. Specific Powers (Continued)

8. Is adequate authority vested under State and local laws to permit the fulfillment of the requirements which are imposed by or must be imposed pursuant to Title I of the above cited Federal law upon Local Public Agencies receiving financial assistance thereunder, with respect to:

- (a) The relocation of families displaced from the urban renewal area
(Section 105(c) of Title I)?

☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26J

- (b) Salary, wage, and labor standards (Section 109 of said Title I)?

☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 T.

9. Is adequate authority vested under State and local laws to permit the provision of cash or non-cash local grants-in-aid as defined in said Title I?

☒ Yes ☐ No

- (a) Indicate the contemplated sources of the local grants-in-aid for the proposed project, i.e., the municipality, Local Public Agency some other agency, etc.

City of Boston, Commonwealth of Massachusetts

- (b) Citations to authority of each contemplated source of local grants-in-aid:

**Chapter 121, General Laws of Massachusetts as amended, Sections 26 CC,
26 EE, 26 FFF.**

- (c) Remarks:

10. Does any provision of State or local law restrict the right of the Local Public Agency to dispose of land acquired for redevelopment purposes or prescribe the methods or impose conditions upon land disposal?

☒ Yes ☐ No

- (a) Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 LL.

C. Specific Powers (Continued)

10. (b) Remarks:

D. Urban Renewal Area -- Legal Eligibility and Qualification.

Basing your judgment upon data and information in and submitted in support of the Application, is the proposed urban renewal area legally eligible and legally qualified under State and local law as the area of and for an urban renewal project:

(a) With respect to the size of the urban renewal area? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P.

(b) With respect to the conditions of slum, blight, or deterioration existing in the urban renewal area? ☒ Yes ☐ No

Citations:

Chapter 121, General Laws of Massachusetts as amended, Section 26 P

(c) With respect to other specific qualification requirements pertinent to the urban renewal area, specifying them, imposed by law? ☒ Yes ☐ No

(1) Identification of other specific qualification requirements:

- Submission of project to Division of Urban Renewal, Department of Commerce & Development for approval: Urban Renewal Plan.

(2) Citations:

Chapter 121, General Laws of Massachusetts as amended, Sections 26 KK and 26 ZZ. As amended by Chapter 23A inserted by Chapter 636, Acts of 1964.

E. Rehabilitation or Conservation Powers.

1. List, by citation, the constitutional, statutory, and charter provisions, with judicial decisions thereon, and the local codes or ordinances which will be utilized by the Local Public Agency in carrying out a program of rehabilitation in the proposed urban renewal area.

Chapter 121, Genral Laws of Massachusetts, as amended.

2. List, by citation, code provisions or administrative determinations which establish standards to be utilized in carrying out a program of rehabilitation.

Chapter 121, General Laws of Massachusetts, as amended.

3. Does the law permit the acquisition of real property by the Local Public Agency, in the proposed urban renewal area, by eminent domain or otherwise, where necessary to:

- (a) Eliminate unhealthful, insanitary, or unsafe conditions? ☒ Yes ☐ No
- (b) Lessen density? ☒ Yes ☐ No
- (c) Eliminate obsolete or other uses detrimental to the public welfare? ☒ Yes ☐ No
- (d) Otherwise remove or prevent the spread of blight or deterioration? ☒ Yes ☐ No
- (e) Provide land for needed public facilities? ☒ Yes ☐ No

- (f) Citations:

Chapter 79 and 121, General Laws of Massachusetts, as amended.

- (g) Explain fully what powers and findings are relied upon by the Local Public Agency to undertake the acquisition of land and improvements by eminent domain or otherwise:

Findings of substandard, decadent or blighted area.

4. Does State or local law require the payment of ad valorem taxes or payments in lieu of such taxes on the property which the Local Public Agency acquires as project land?
In year of acquisition. In other years, depending on ☒ Yes ☐ No
acts of City Assessors.

Citations:

Chapter 121, General Laws of Massachusetts, as amended, Section 26 R.

E. Rehabilitation or Conservation Powers (Continued)

5. Does the Local Public Agency have the power to obligate the purchasers or lessees of land in the proposed urban renewal area (see Sec. 105(b) of Title I of the above cited Federal law):

(a) To devote the land to the uses prescribed by and in conformity with the pertinent urban renewal plan? ☒ Yes ☐ No

(b) To begin the building of the improvements on such land within a reasonable time? ☒ Yes ☐ No

(c) Citations:

Chapter 121, Massachusetts General Laws as amended, Section 26 LL.

6. Cite any provision in State or local law which prescribes a time limit within which project land must be disposed of by the Local Public Agency.

None

F. Financing Powers.

1. Is the Local Public Agency authorized by State and local law to obtain financial assistance under Title I of the above cited Federal law? ☒ Yes ☐ No

(a) Citations:

Chapter 121, General Laws of Massachusetts as amended, Sections 26 QQ
26 P, 26 AAA.

(b) Remarks:

The Authority has seven loan and grant contracts with the HHFA: UR Mass. 2-1 (IG) and UR Mass. 2-3 (IG), Mass. R-24 (IG), Mass. R-77 (IG), Mass. R-56 (I), Mass. R-54 (IG), Mass. R-35 (IG).

2. If the answer to the foregoing question is "Yes", is the Local Public Agency authorized to obtain a Title I "advance" for surveys and plans for an urban renewal project and to agree to repay such advance, with interest, out of any moneys which become available to the Local Public Agency for the undertaking of the urban renewal project involved? ☒ Yes ☐ No

Citations:

3. Does the Local Public Agency have the power to borrow money (other than advances as aforesaid) to carry out the urban renewal project:

(a) From the Federal Government under Title I of the above cited Federal law? ☒ Yes ☐ No

F. Financing Powers (Continued)

3. (b) From other sources? ☐ Yes ☐ No
- (c) Citations:
4. Is the Local Public Agency authorized to provide reasonable security for the payment of the principal of and interest on its obligations evidencing any Title I loan which may be made to it with respect to the proposed urban renewal project? ☐ Yes ☐ No
- (a) Citations:
- (b) Remarks: (If the answer to the foregoing question is "Yes", describe the nature of the security)
5. Is the Local Public Agency authorized to pledge its loan rights under a Title I loan contract as security for the payment of the principal of and interest on obligations which it may sell to others than the Federal Government to finance the proposed urban renewal project? ☐ Yes ☐ No
- (a) Citations:
- (b) Remarks:
6. Does the Local Public Agency have the power to borrow money for the purpose of refunding any obligations it may issue to the Federal Government or to others in connection with the financing or refinancing of the proposed urban renewal project? ☐ Yes ☐ No
- (a) Citations:
- (b) Remarks:
7. Are there any constitutional, statutory, or charter limitations on the "debt" incurring powers of the Local Public Agency? ☐ Yes ☐ No

F. Financing Powers (Continued)

7. (a) Citations:

(b) Remarks, citing relevant judicial decisions:

8. Are there any constitutional, statutory, or charter limitations on the taxing powers of the Local Public Agency? ☐ Yes ☐ No

(a) Citations:

(b) Remarks, citing relevant judicial decisions:

G. Organization Transcript.

NOTE: The following is not applicable and should be disregarded if the Local Public Agency is a county, city, town, village, or other traditional type of local government or municipality.

1. Has the Local Public Agency heretofore submitted copies of its transcript of organization to the Urban Renewal Administration or its predecessor, the Division of Slum Clearance and Urban Redevelopment, or to a Regional Office of the Housing and Home Finance Agency, in connection with any project under the Title I program? ☐ Yes ☐ No
2. If the answer to the above question is "Yes", the remainder of this Section G is not applicable to the Local Public Agency and should be disregarded.
3. If the Local Public Agency is (a) a public housing authority or public housing agency, or (b) a redevelopment agency, a redevelopment commission, or other special type of redevelopment entity (and if the answer under Paragraph 1 above is "No"), submit herewith two copies of a transcript of the organization of the Local Public Agency.

Each copy of the transcript of organization should include one certified copy of each document necessary to evidence, under applicable State and local law, the proper establishment and organization of the Local Public Agency, the appointment and qualification of the members of the original governing body, the holding of the original organization meeting, the election or appointment of the original officers, and the adoption of by-laws or other procedural regulations. Illustrative of the type of documents required to be submitted are the following which under certain State and local laws are necessary for the preparation of the two transcripts of organization:

- (a) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or appropriate political subdivision at which the resolutions

G. Organization Transcript (Continued)

or ordinances authorizing the creation, designation, and organization of the Local Public Agency were considered and adopted, including, if appropriate, copies of notices of such meetings and waivers of and consents to such meetings;

- (b) Two certified copies of the certificate of necessity or certificate of incorporation or similar document issued by the State Housing Board or Commission, the State Corporation Commission, or other public body or official as may be required by applicable law;
- (c) Two certified copies of each certificate of appointment, by the mayor or other appropriate appointing officer of the Municipality, of each of the original members of the governing body of the Local Public Agency, with an appropriate certification that the said certificates of appointment are on file and of record in the office of the certifying officer;
- (d) Two certified copies of extracts from the minutes of the meeting or meetings of the governing body of the Municipality or other appropriate political subdivision at which the appointment of each of the original members of the governing body of the Local Public Agency was confirmed or approved, where such confirmation or approval is required by applicable law;
- (e) Two certified copies of the certificate of approval of the appointments of each of the original members of the governing body of the Local Public Agency issued by the State Housing Board, Commission, or similar public body, if required by applicable law;
- (f) Two certified copies of the oath of office or acceptance of appointment, if required by law, of each original appointee to the governing body of the Local Public Agency;
- (g) Two certified copies of extracts from the minutes of the organization meeting or meetings of the Local Public Agency at which the original by-laws and official seal were adopted, officers were elected, and other proceedings relating to the organization of the Local Public Agency were taken, including copies of notices of such meetings and of the waivers of and consent to such meetings;
- (h) Two certified copies of the by-laws of the Local Public Agency as originally adopted, if not included within the above-mentioned minutes of the organization meeting; and
- (i) Two certified copies of each amendment or change in the by-laws of the Local Public Agency to the date of the submission of the organization transcript, including certified extracts from the minutes of the proceedings of the governing body of the Local Public Agency and other documents, if any, necessary to evidence the proper adoption of any such amendments or changes.



